



OFFICE CONDO FOR SALE OR LEASE

**3670 S 25<sup>th</sup> E**

UNIT 2 | IDAHO FALLS, IDAHO 83406

COMMERCIAL



GREAT SIGNAGE & VISIBILITY

**FOR LEASE OR SALE**

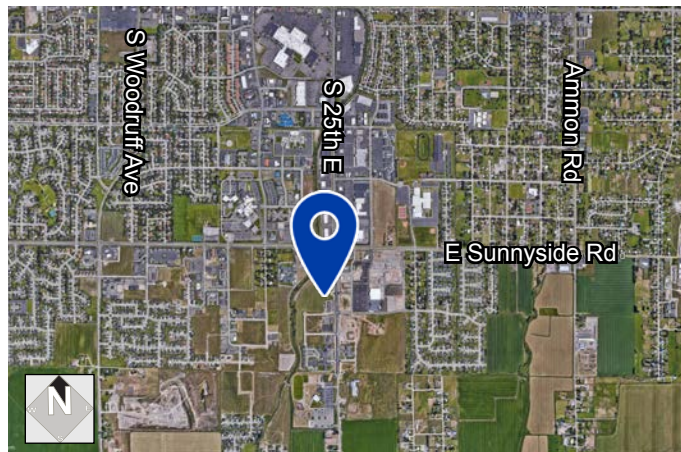
1,080 SF Available

## CONTACT

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208.227.8148



## PROPERTY INFORMATION

<b>Submarket:</b>	South IF	<b>Lease Type:</b>	NNN
<b>Bldg Type:</b>	Office	<b>Available:</b>	Immediately
<b>Parking:</b>	Ample		

## TERMS

SPACE	RSF	RATE/SF
Unit 2	1,080 SF	\$18.00 + \$3.50 NNN

**Sale Price:** \$269,000 | \$249/SF

## LISTING COMMENTS

- High visibility signage.
- Ample customer and employee parking.
- Four hardwalled offices with reception desk.
- Great office space with frontage on S. Hitt Road.
- Excellent professional co-tenants; Famous Idaho Potato, Mathnasium, and Liquid Hair Salon.



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This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

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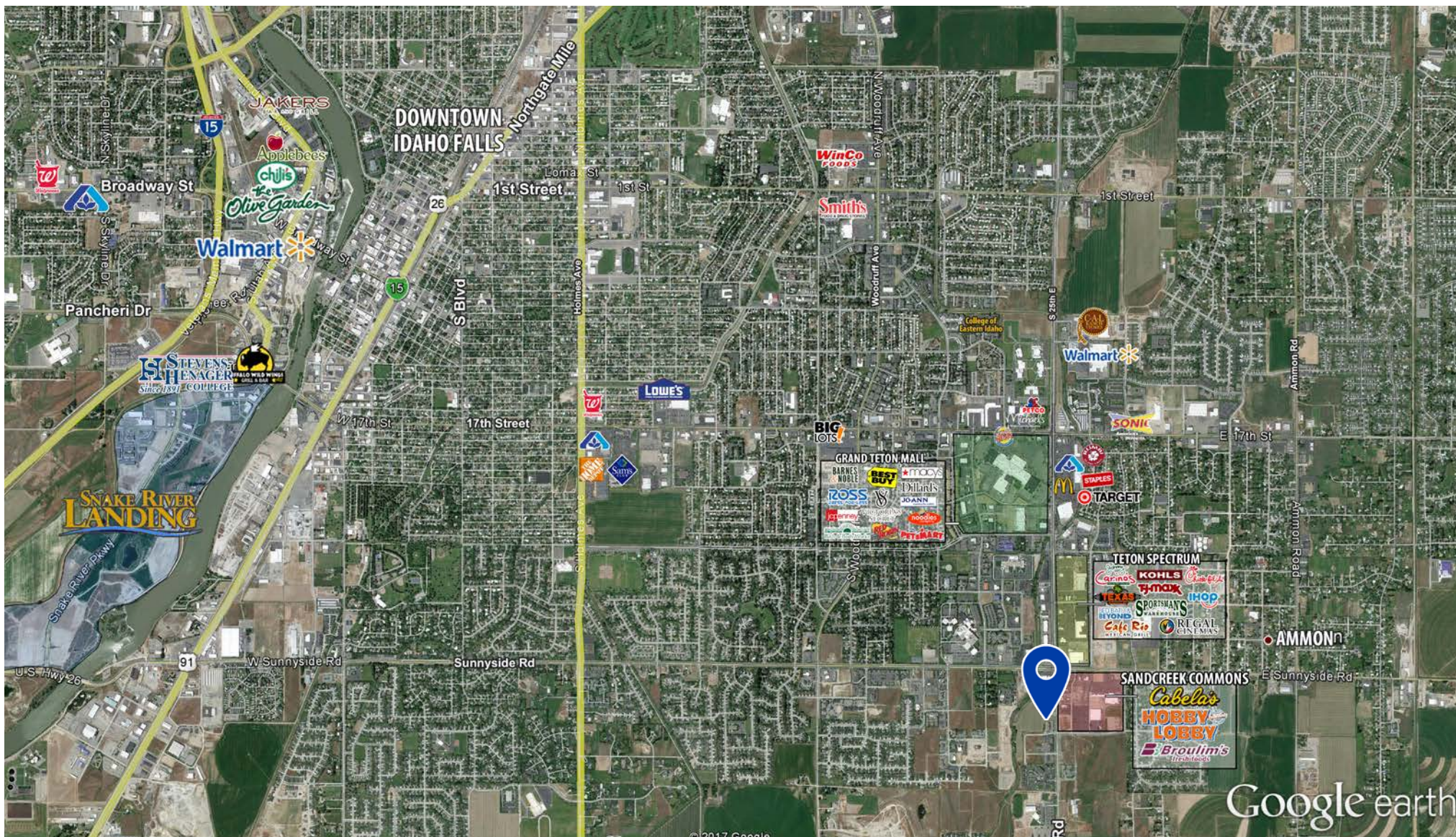




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