

FOR SALE OR LEASE

3910-3950 S YELLOWSTONE



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

DUSTIN MORTIMER

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direct 208.881.8348

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PROPERTY DETAILS

3910 S YELLOWSTONE HWY., IDAHO FALLS, ID 83402

- Sales price: \$3,699,000 (Total)
- Building Size: ±87,206 (Total)
- Lot size: 4.02 Acres
- Lease rate: \$10/SF/FLSV
- Zoning: R-2
- Close proximity to I-15 and downtown Idaho Falls
- High visibility
- Hard to find office size and condition
- Investment or owner user opportunity
- OM available upon request

CLICK FOR
VIRTUAL TOUR

2023 DEMOS



EST. POPULATION

1 MILE » 1,768
3 MILE » 39,063
5 MILE » 80,850



EST. HOUSEHOLDS

1 MILE » 557
3 MILE » 14,437
5 MILE » 30,047



EST. MEDIAN HH INCOME

1 MILE » \$104,351
3 MILE » \$78,241
5 MILE » \$69,731

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6549 S. 5th W.
Idaho Falls, ID 83404
Office 208.888.3404
www.mtnwest.com



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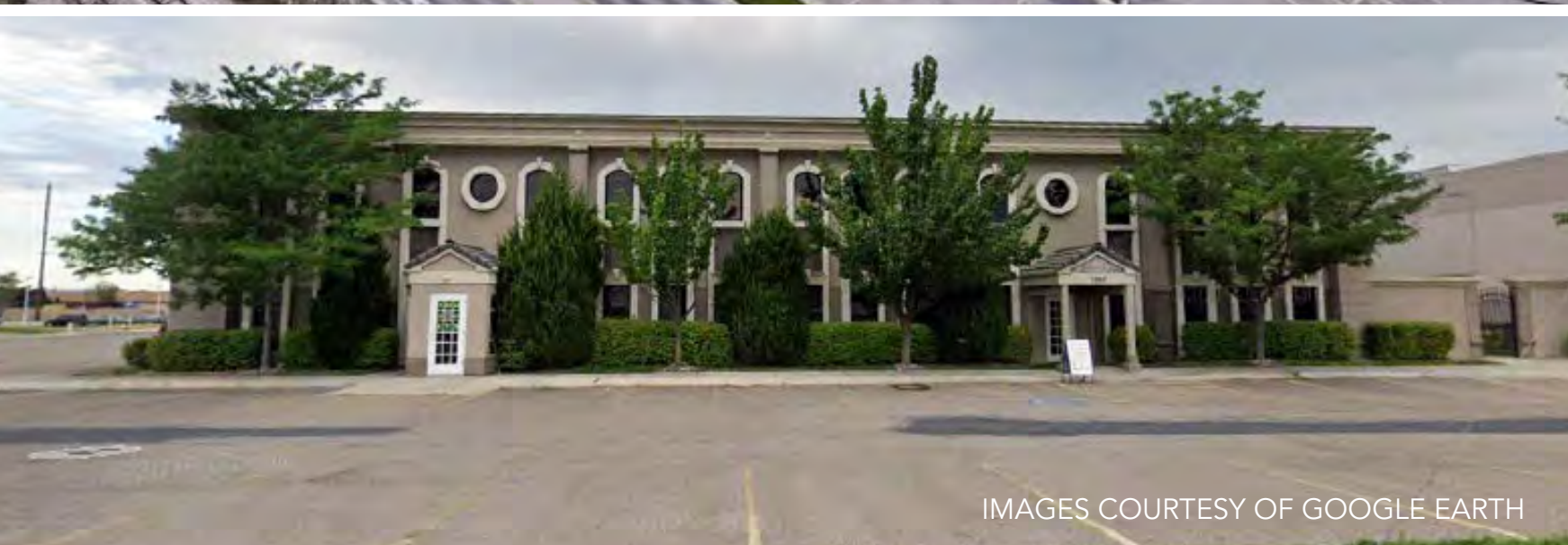
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312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800
www.mtnwest.com



3950 S Yellowstone
1.72 Acres

3910 S Yellowstone
2.3 Acres



IMAGES COURTESY OF GOOGLE EARTH

SITE PLAN

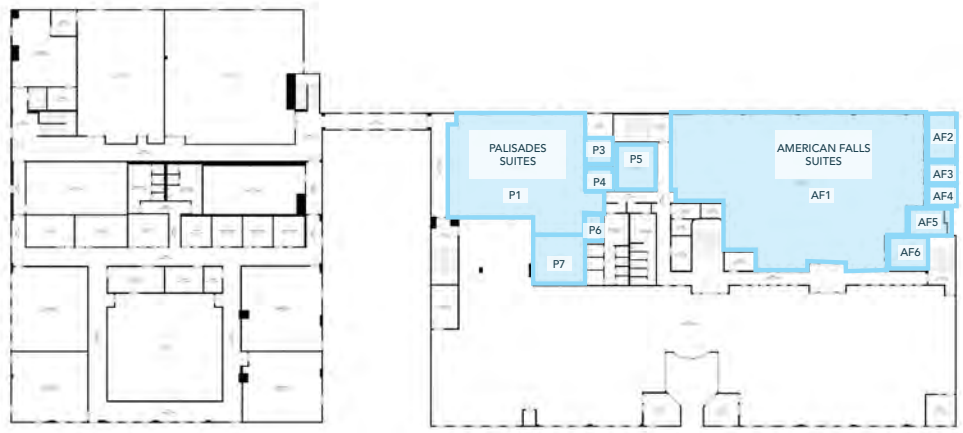


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3910-3950 S YELLOWSTONE

3950
Upper Level



AVAILABLE

3910
Upper Level

3950
Main Level



3910
Main Level

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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



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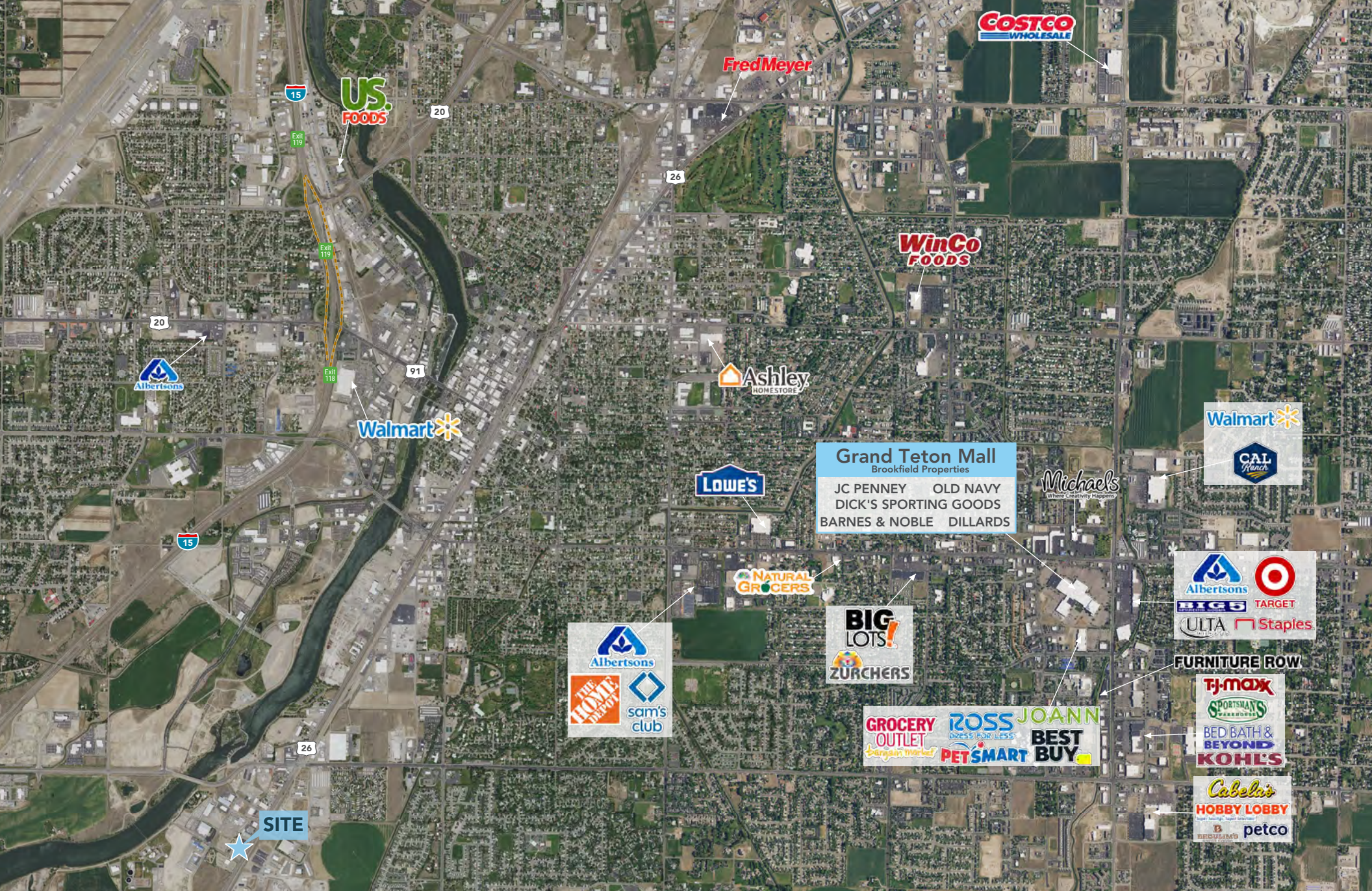
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