

# SINGLE TENANT RETAIL BUILDING FOR SALE | LEASE

# 425 HOLMES AVENUE

425 N HOLMES AVENUE | IDAHO FALLS 83401



**SINGLE TENANT**

**FOR LEASE OR SALE | 4,286 SF**

[CLICK FOR STREET VIEW](#)

#### CONTACT:

**Brent Wilson, CLS**

✉ [brent@tokcommercial.com](mailto:brent@tokcommercial.com)

**Brian Wilson**

✉ [brian@tokcommercial.com](mailto:brian@tokcommercial.com)

**Ph: 208.227.8148**

#### LISTING COMMENTS:

- Highly visible corner location.
- High-traffic location near major highways.
- Geographic center of the market.
- Outstanding street presence.
- Ample off-street parking.

#### TERMS:

- Sale Price:** \$400,000
- Lease Rate:** \$10.00/SF NNN
- Size:** 4,286 SF

SINGLE TENANT RETAIL BUILDING FOR SALE | LEASE  
**425 HOLMES AVENUE**

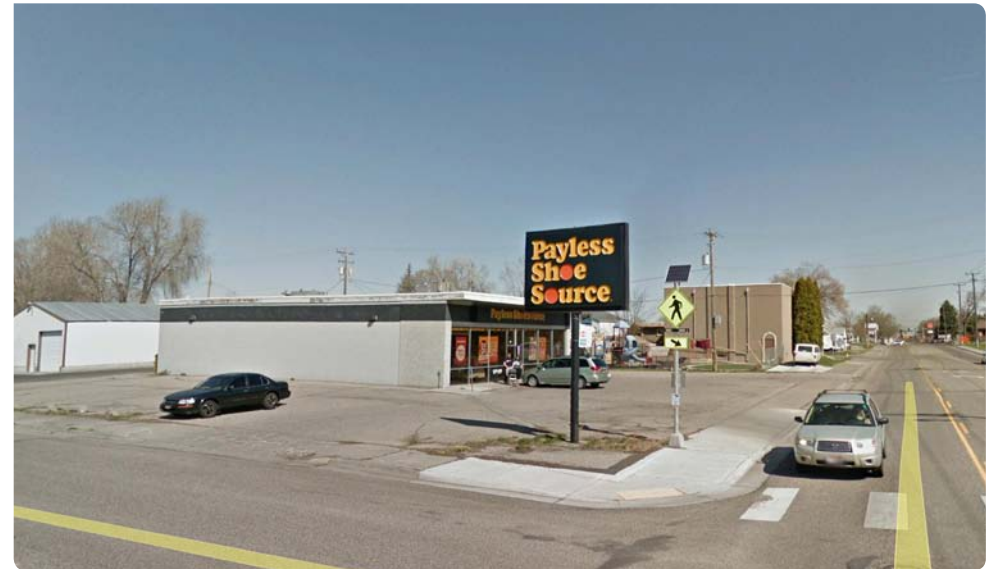


**PROPERTY INFORMATION:**

**Submarket:** North Idaho Falls     **Parking:** Ample On Site  
**Bldg Type:** Retail     **Zoning:** R-2  
**Bldg Size:** 4,286 SF  
**Parcel Size:** 0.427 Acres

**DEMOGRAPHICS:**

| 2018                    | 1 Mi.    | 3 Mi.    | 5 Mi.    |
|-------------------------|----------|----------|----------|
| <b>Population:</b>      | 16,831   | 65,384   | 100,893  |
| <b>Avg HH Income:</b>   | \$50,752 | \$69,239 | \$72,765 |
| <b>Total Employees:</b> | 9,269    | 45,477   | 51,880   |



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

# SINGLE TENANT RETAIL BUILDING FOR SALE | LEASE

# 425 HOLMES AVENUE

