22,967 SFT MULTI-TENANT BUILDING & 4,000 SFT TWO-STORY RESTAURANT

EAGLE PINES PLAZA

3520/3544 E. 17TH ST. | IDAHO FALLS, ID | 83406



VENTURE ONE PROPERTIES COMMERCIAL REAL ESTATE

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OFFERING SUMMARY

Sale Price:	$3,250,000
Building(s) Cap Rate:	7.50%
NOI:	$243,447
Zoning:	C-1
Year Built:	2006

Includes 3% Management and 5% Vacancy

BUILIDING HIGHLIGHTS

Building 1- Corner Pad Building

- 4,000 SFT Two-story restaurant
- Outdoor seating, upper-level seating and lower-level wine cellar
- Tenant: Cast Iron Restaurant

Building 2- Multi Tenant

- 22,697 SFT Multi-tenancy professional office building
- Elevator providing full ADA compliance
- Two upper-level common-area balconies and his and her restrooms
- Shared common-area kitchen and break-room
- 4 large main suites on the lower level
- Mid-size and executive suites available upstairs
- Tenants Include: Idaho Escape Rooms, Porter Pro Media, Salon H Davis, and Dr. Mofett
- Large shared parking lot with 129 total parking spaces
- Approximately 2 acres

THE PROPERTY

Eagle Pines Plaza is a multi-tenant investment on approximately 2 acres in a high-growth Ammon corridor. The property includes a 4,000 SF corner-lot restaurant building and a 22,967 SF modern professional office building with multiple tenants. Amenities include two upper-level common-area balconies, a common-area kitchen/break-room, and 129 on-site parking spaces. An ideal 1031 exchange opportunity offering stable cash flow with long-term upside, located near major hospitals and shopping areas.

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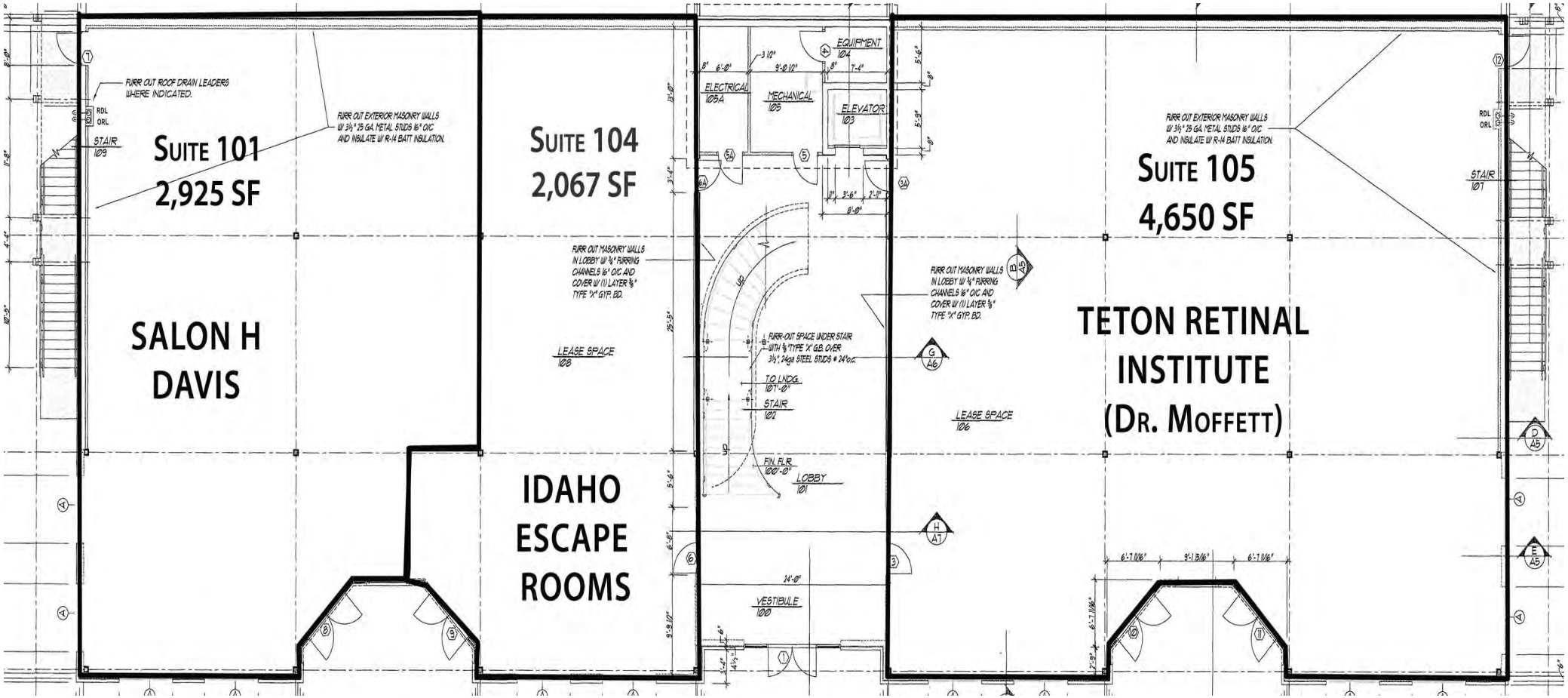
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BUILDING 2-MAIN LEVEL



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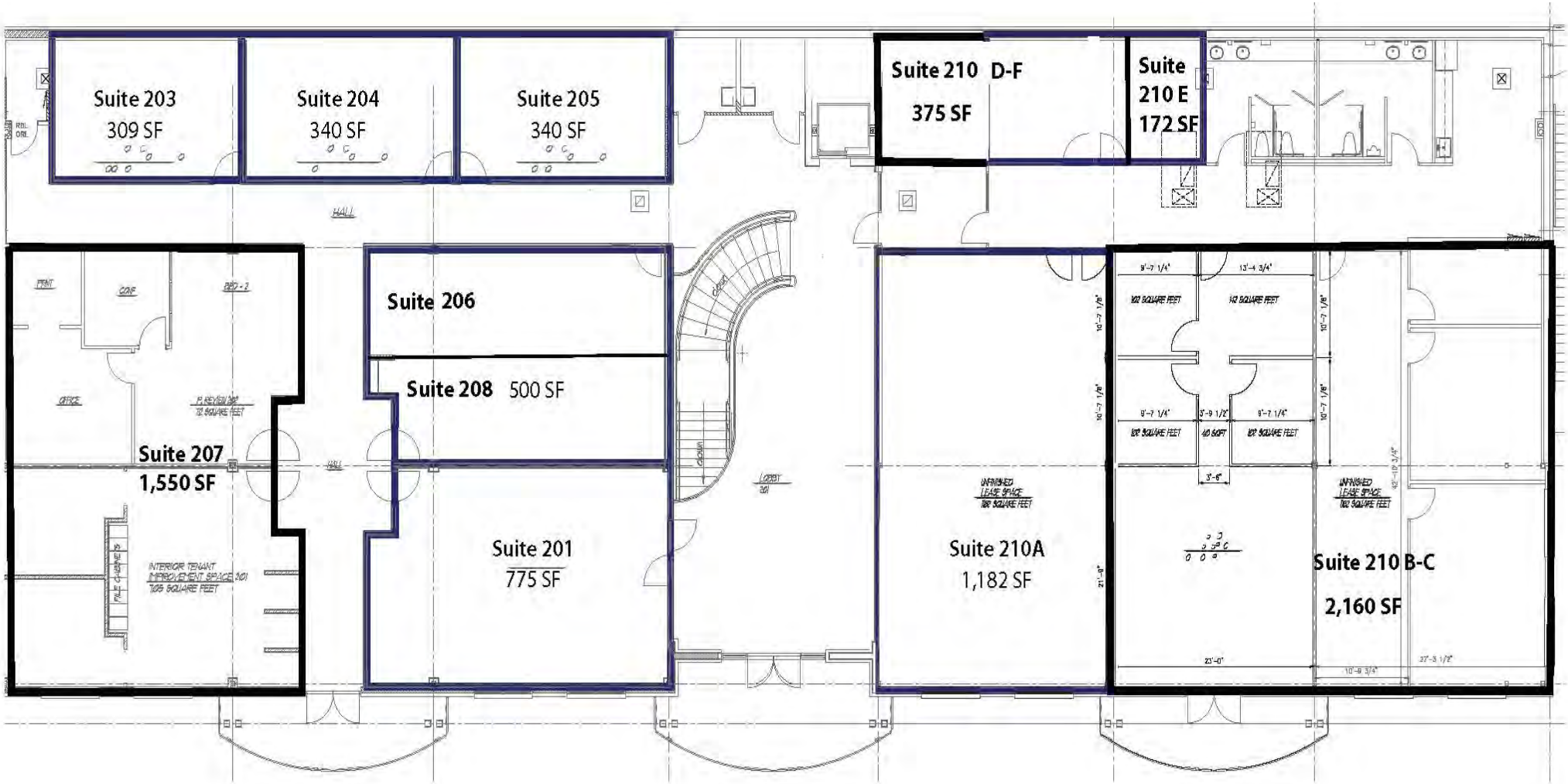
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BUILDING 2-UPPER LEVEL



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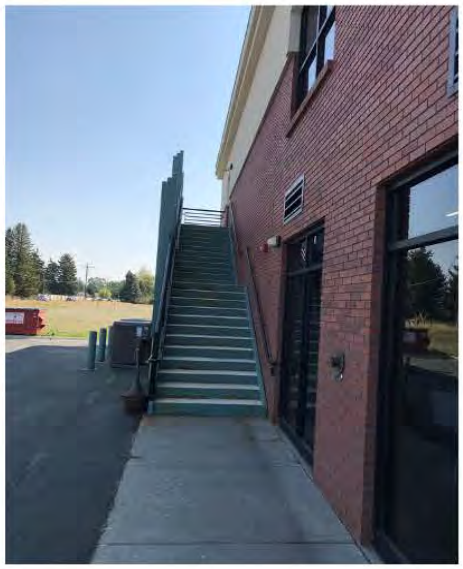
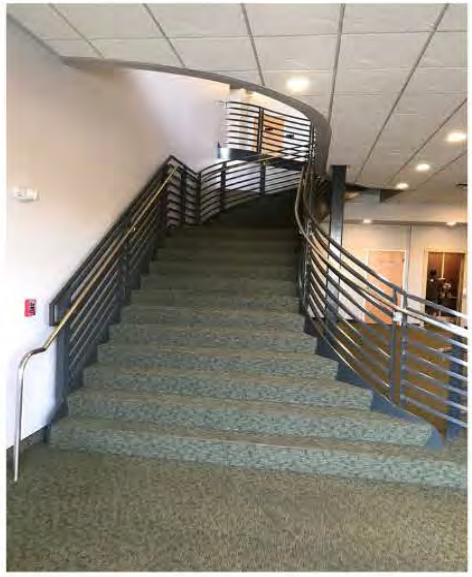
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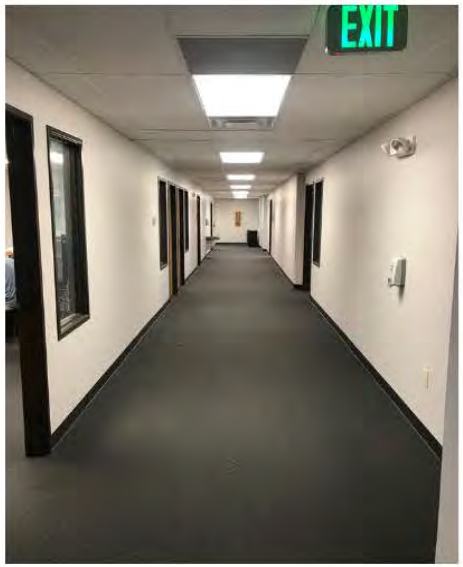
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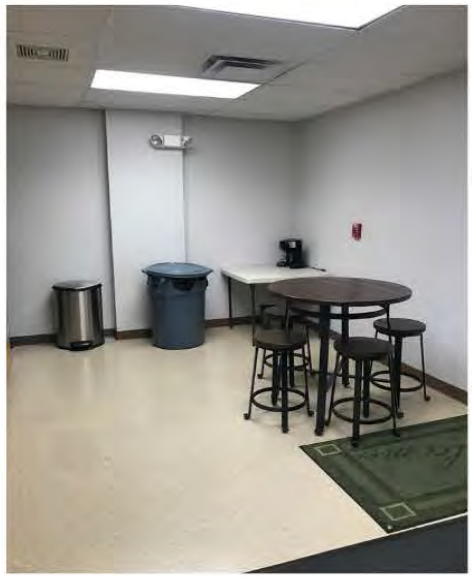
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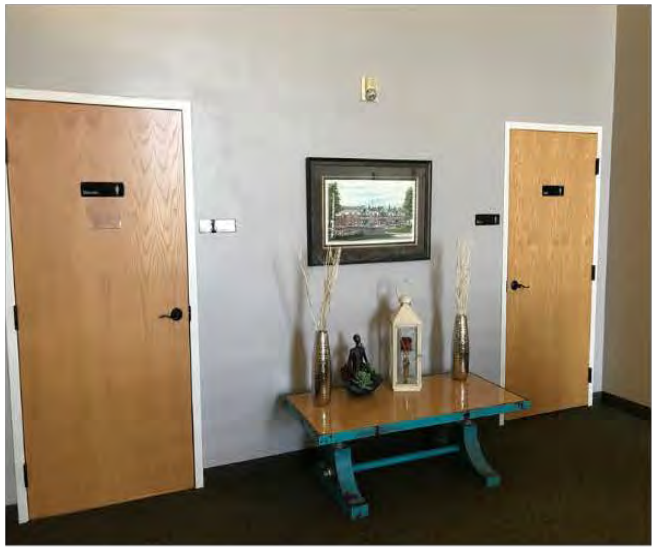
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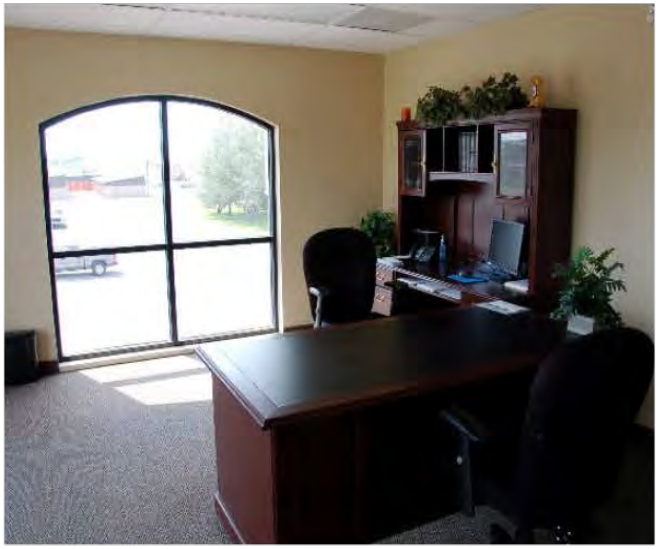
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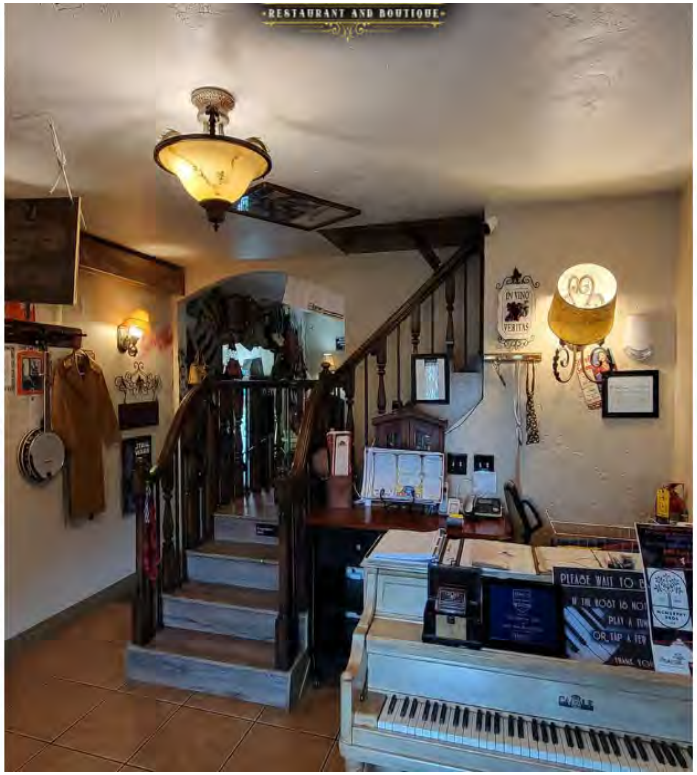
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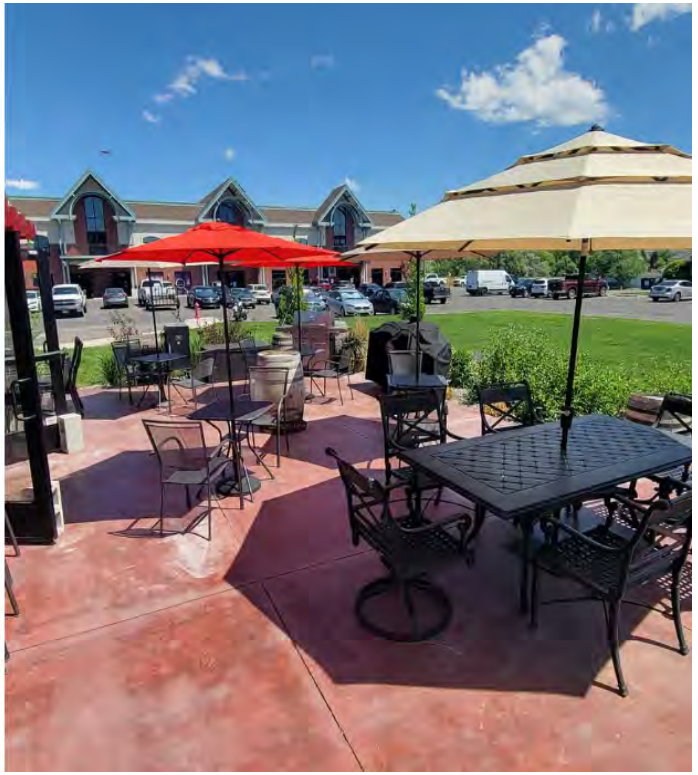
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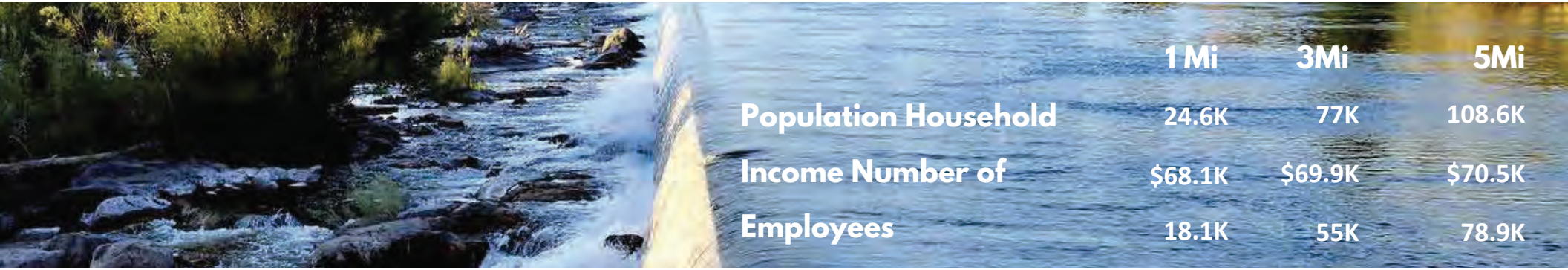
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	1 Mi	3Mi	5Mi
Population Household	24.6K	77K	108.6K
Income Number of	$68.1K	$69.9K	$70.5K
Employees	18.1K	55K	78.9K

AREA INFORMATION

EASTERN IDAHO MARKET

Eastern Idaho's Metropolitan Statistical Area (MSA) encompasses six counties, hosting a collective population of 353,524. At the heart of this region lies Idaho Falls, the largest city, acting as an economic hub for Eastern Idaho and substantial portions of Western Wyoming. Renowned for its Snake River Greenbelt gracing the city center, Idaho Falls is celebrated for world-class fishing along the Snake River. Notably, National Geographic has recognized it among the top "100 Best Adventure Towns" in the U.S. The city is further enriched by its proximity to iconic destinations like Yellowstone National Park, Grand Teton National Park, and the charming Jackson Hole.

GROWTH AND COMMERCIAL

Idaho experiences robust commercial growth and diverse opportunities beyond its agricultural fame. The state boasts a dynamic economic landscape, thriving in high-tech healthcare, education, transportation, service, tourism, and retail sectors. Eastern Idaho, home to entities like Idaho National Laboratory, Melaleuca, Battelle Energy Alliance, CenturyLink, National HUB for Homeland Security, and consistently earns recognition as a prime business location. Office development is on the rise near the river at Taylor Crossing and Snake River Landing business parks, characterized by impressive Class A office buildings. Idaho Falls has outpaced state and national growth rates, offering a 14% business cost advantage below the U.S. average while providing a high quality of life and abundant entertainment and recreation opportunities.

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