



1,568 SF HIGH-EXPOSURE COMMERCIAL BUILDING FOR SALE

1502 W Broadway St | Idaho Falls, ID | 83402

SHANE MURPHY

Principal Broker
208.542.7979

shane@ventureoneproperties.com



1,568 SF HIGH-EXPOSURE COMMERCIAL BUILDING FOR SALE

1502 W BROADWAY ST | IDAHO FALLS, ID | 83402



PROPERTY HIGHLIGHTS

- Hard-Corner Position
- Under half a mile to I-15 and U.S. Highway 20
- Minutes to the center of downtown Idaho Falls
- Interior Workspace/Client Reception
- Ideal for private offices or live-work use
- Move-in ready with a full kitchen, living room, and bathroom
- Large unfinished basement for secure inventory
- Premium street frontage with expansive private parking
- Highly optimized setup currently used for auto sales

OFFERING SUMMARY

Sale Price:	\$575,000
Lot Size:	13,453 SF
Building Size:	1,568 SF



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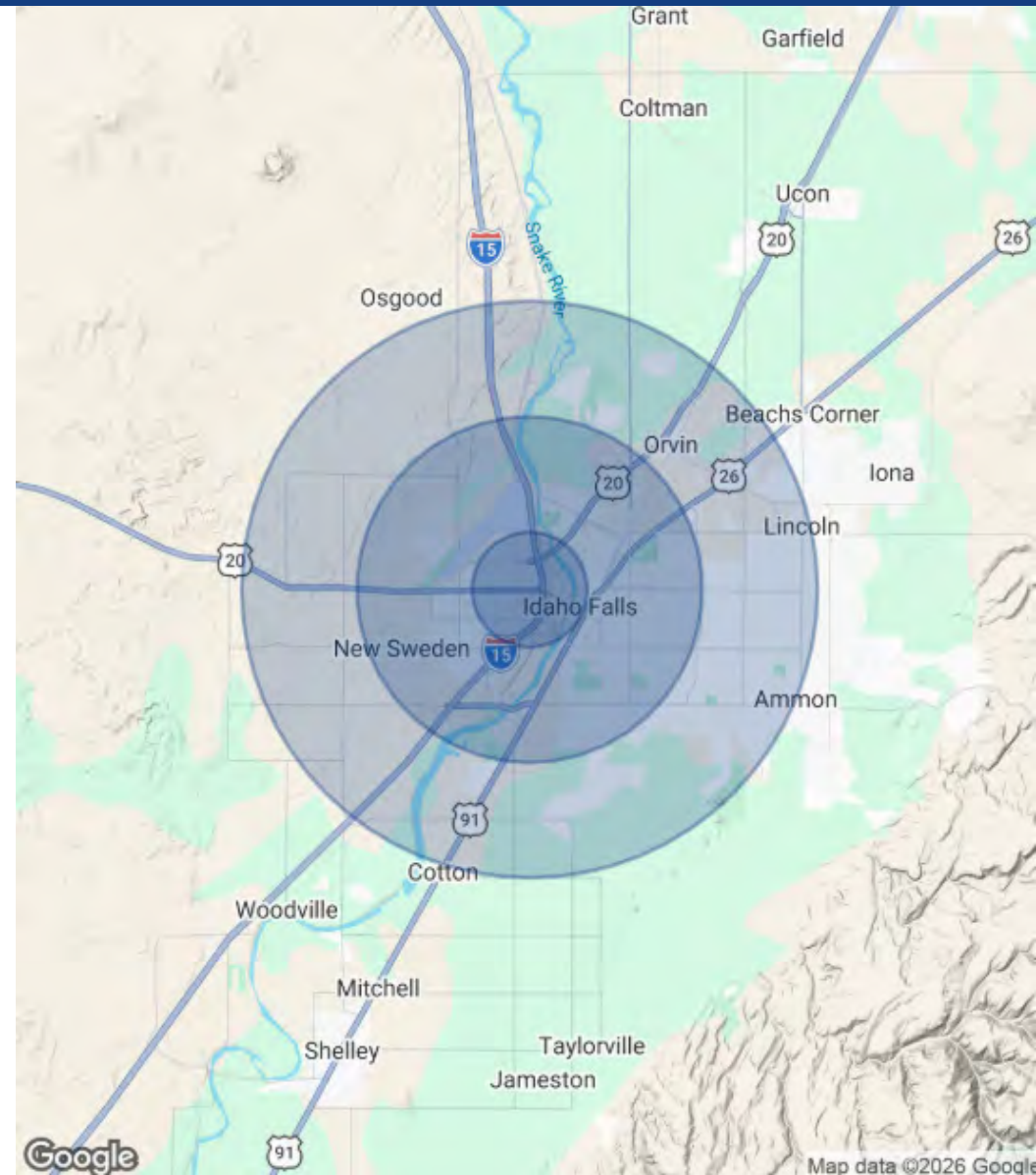
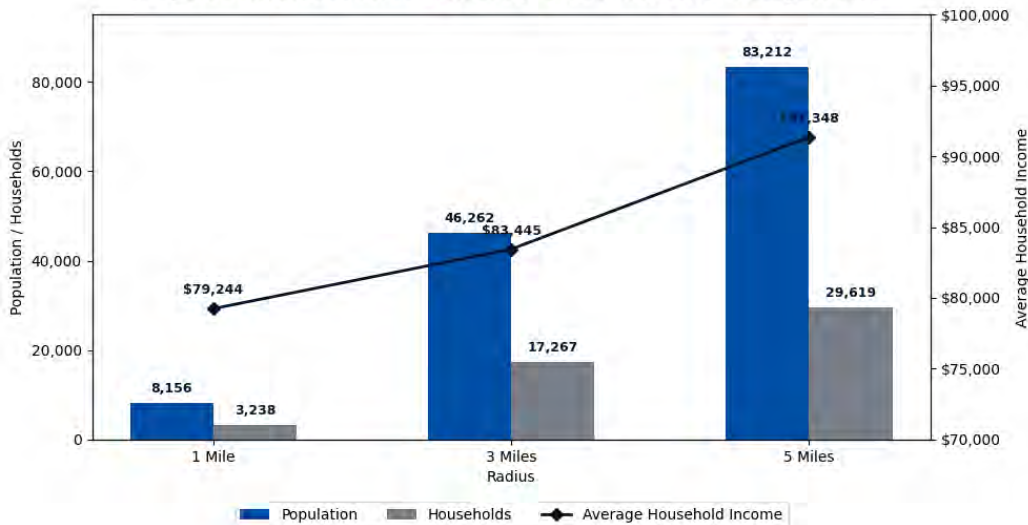
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Population, Households & Average Household Income by Radius



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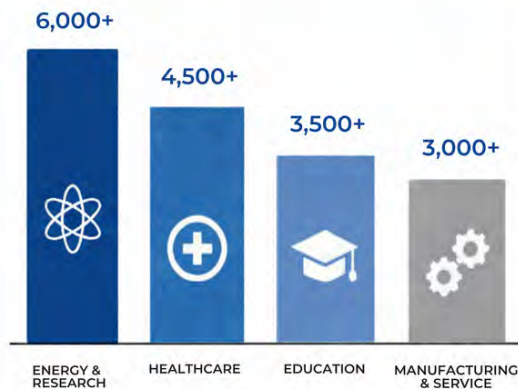
EASTERN IDAHO MARKET

Eastern Idaho's six-county MSA is home to 353,000+ residents, anchored by Idaho Falls, the region's primary employment, retail, healthcare and service hub. Its location along I-15 and proximity to Yellowstone, Grand Teton National Park and Jackson Hole support a growing regional economy and strong visitor activity.

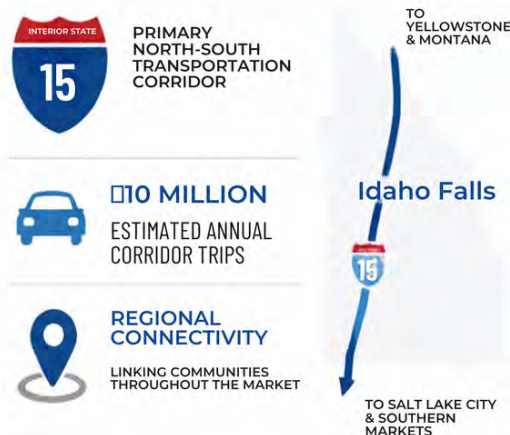
GROWTH & COMMERCIAL

Eastern Idaho continues to see population and commercial growth supported by technology, energy, healthcare, education, manufacturing, tourism and retail. Major employers, including Idaho National Laboratory, Melaleuca and Battelle Energy Alliance, help drive employment, while continued development along key commercial corridors is expanding opportunities for businesses and investors.

EMPLOYMENT CENTERS CREATE DEMAND



ACCESS EXTENDS TO CUSTOMER BASE



AIR SERVICE CONNECTS THE MARKET



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