

FOR SALE



## PROPERTY DETAILS

857 Lindsay Blvd. & 1190 Quigley St.  
Idaho Falls, ID 83402

- Four parcels with 1.42 acres of laydown yard and two buildings
- Building #1: 9,600 SF | Building #2: 10,500 SF
- Currently occupied by a single tenant
- Industrial flex configuration with office, warehouse, and retail storefront-components
- Excellent loading: one (1) dock-high door and three (3) overhead doors across both buildings
- Excellent access to Highway 20 and I-15, providing strong regional connectivity
- Sales price: \$3,294,787

## 2025 DEMOS



### EST. POPULATION

1 MILE » 10,366  
3 MILE » 54,275  
5 MILE » 97,854



### EST. HOUSEHOLDS

1 MILE » 4,247  
3 MILE » 21,259  
5 MILE » 36,400



### EST. AVERAGE HH INCOME

1 MILE » \$75,272  
3 MILE » \$91,130  
5 MILE » \$101,584

# NEWMARK



## MOUNTAIN WEST

### DUSTIN MORTIMER

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### FULL SERVICE COMMERCIAL REAL ESTATE

3345 Chasewood Drive

Ammon, ID 83406

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<b>Sales Price</b>	\$3,294,787
<b>Single Tenant</b>	Mountainland Supply Company
<b>NOI</b>	\$252,144
<b>CAP Rate</b>	7.65%

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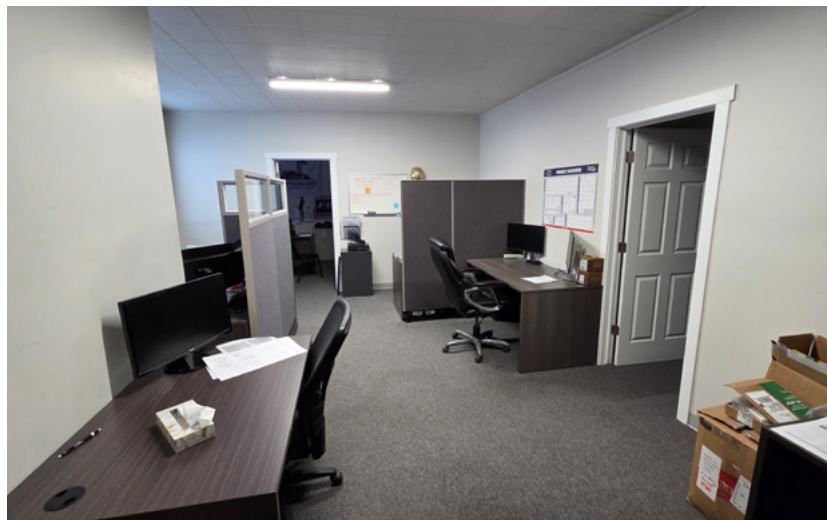




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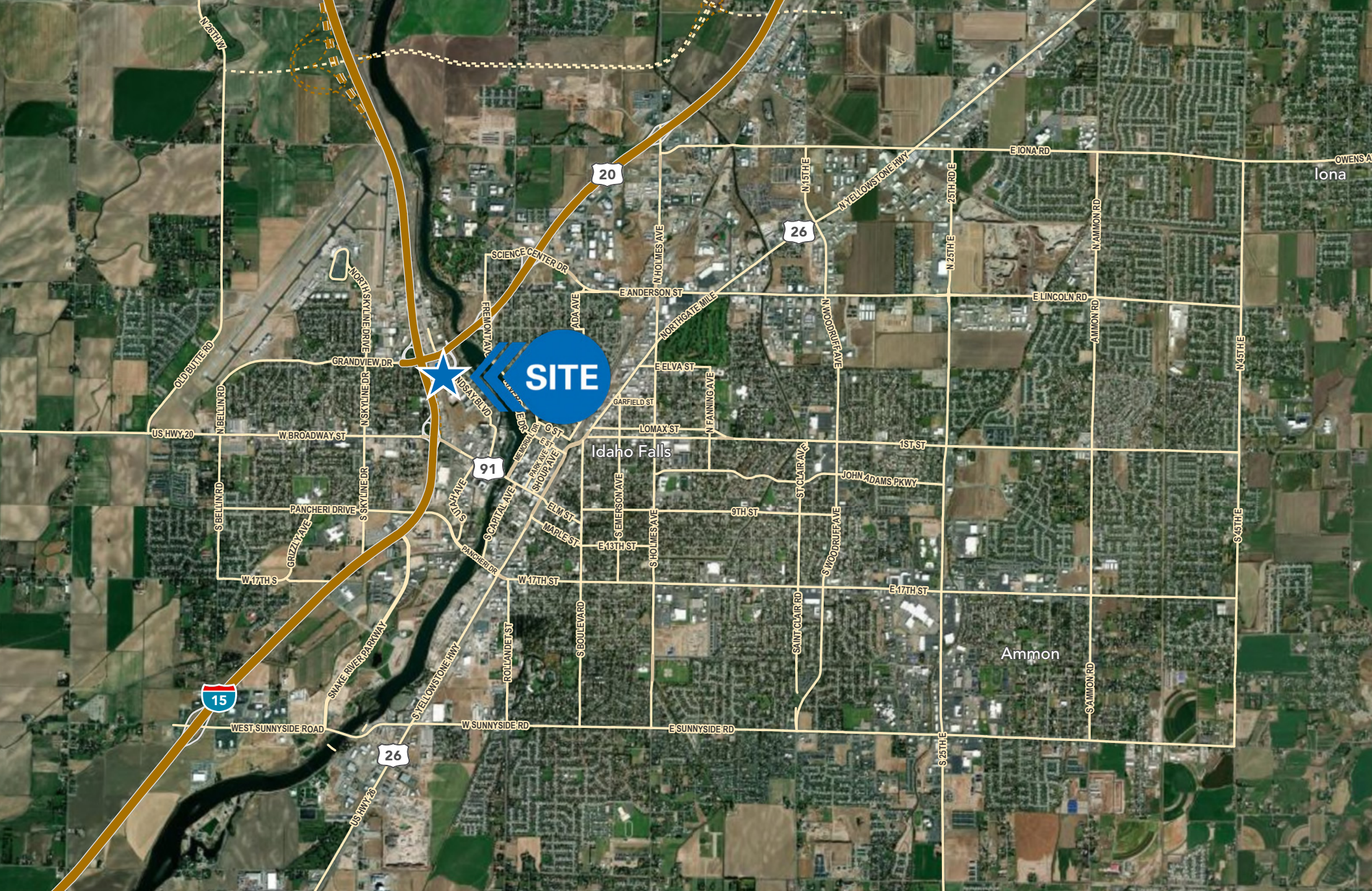




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