

1505 W BROADWAY ST

RESTAURANT / RETAIL PROPERTY FOR SALE | IDAHO FALLS, ID 83402



Contact Agent For Option to Purchase Business - Business Not Included in the Presented Offer ([Click to View Business Sale Listing](#))

DARREN PUETZ
208.656.2273
darren@tokcommercial.com

MARK BOUCHARD
208.357.4995
mark@tokcommercial.com

BLAKE PHIPPEN
208.357.4996
blake@tokcommercial.com

HIGHLIGHTS

Well positioned West Idaho Falls neighborhood location within minutes of two major arterials, both Interstate 15 and Highway 20.

Location is central to highly concentrated service area with an abundance of retailers, a grocery anchored development, and a residential community.

Strong traffic patterns with favorable car counts all within minutes of the Idaho Falls Airport.

Well-maintained facility includes two levels with the lower level, as well as large patio space, inviting for large groups and various social gatherings.

PROPERTY TYPE:	Restaurant/Bar
SALE PRICE:	\$849,000.00
PRICE PER SF:	\$143.50/SF
BLDG SIZE:	5,916 SF
LOT SIZE:	1.1554 Acres
YEAR BUILT:	1976
ZONING:	HC, Limited Business

DETAILS

CONTACT



UPDATED: 8.28.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.





UPDATED: 8.28.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

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

TokCOMMERCIAL.COM

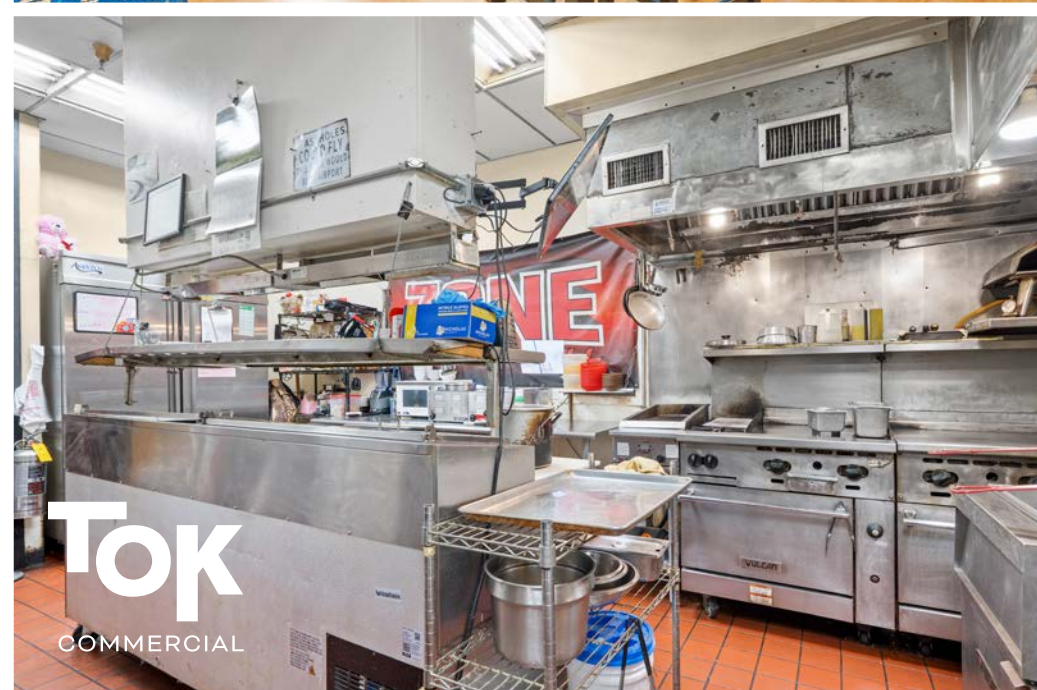
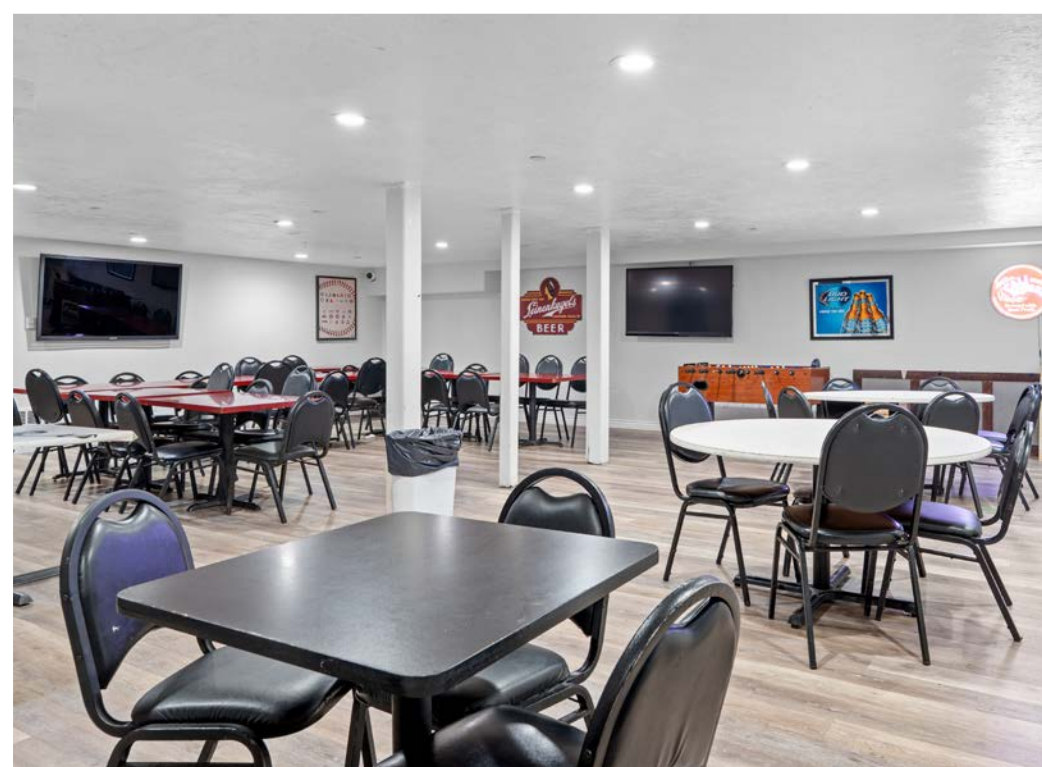
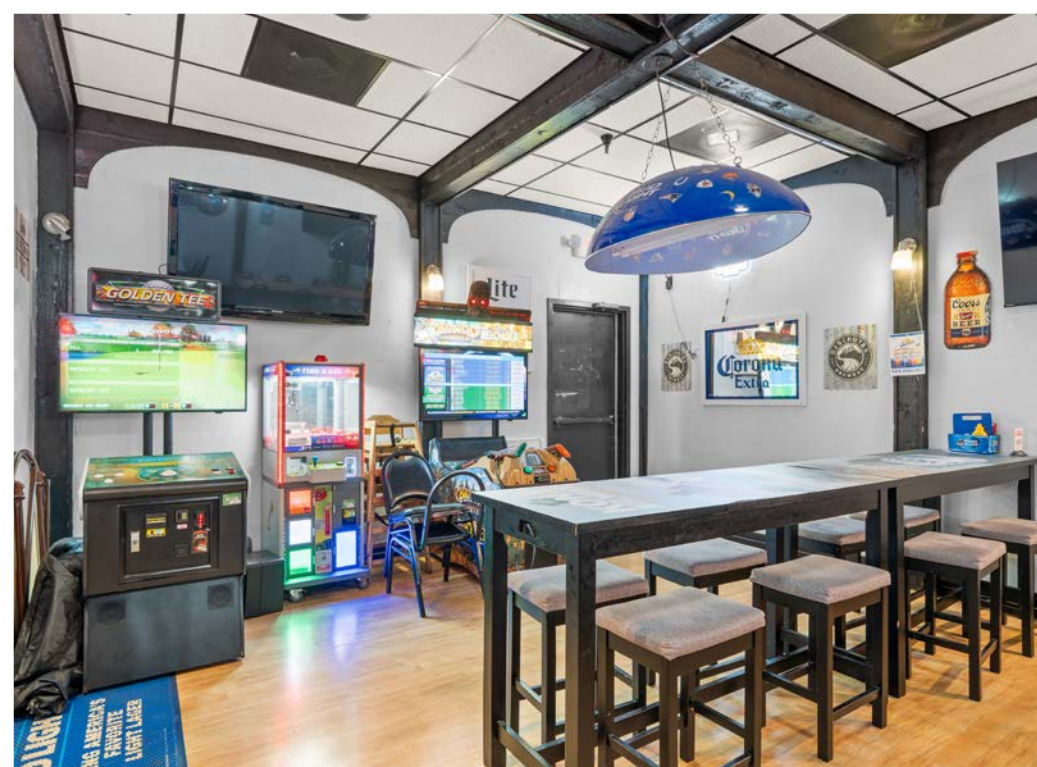


UPDATED: 8.28.2025

THIS PROPERTY IS EXCLUSIVELY MARKED BY TOK BOISE LLC DBA TOK COMMERCIAL

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

TOKCOMMERCIAL.COM

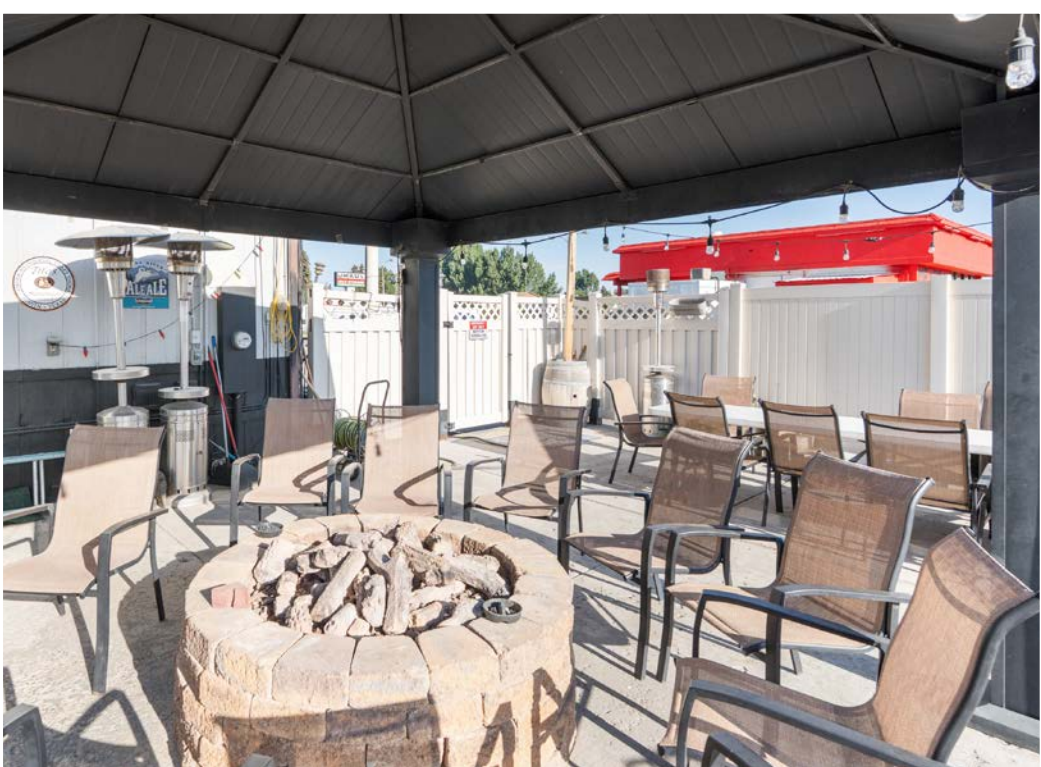


UPDATED: 8.28.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

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

TokCOMMERCIAL.COM



TOK
COMMERCIAL

UPDATED: 8.28.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM

TOK

COMMERCIAL



BROADWAY ST / MEDAL OF HONOR HWY

17,818 VPD

SITE

14,370 VPD

26,991 VPD

DIRECT CONNECTION TO I-15
 AT EXIT 118
JUST 1 MINUTE (0.2 MILES) AWAY

UPDATED: 8.28.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

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

TOKCOMMERCIAL.COM



BROADWAY ST//MEDAL OF HONOR HWY 17,818 VPD



14,370 VPD

26,991 VPD

AREA DEMOGRAPHIC SUMMARY

POPULATION	HOUSEHOLDS	MED. INCOME	EMPLOYEES
1 MI 9,466	1 MI 3,715	1 MI \$74,420	1 MI 6,995
3 MI 53,267	3 MI 20,521	3 MI \$74,315	3 MI 22,150
5 MI 91,452	5 MI 34,204	5 MI \$79,054	5 MI 38,244

UPDATED: 8.28.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.