

# SHOP/OFFICE SPACE FOR SALE

# || 15,082 SF

## 149 Chesnut St., Idaho Falls, ID 83402



## Shane Murphy

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434 Gladstone St.  
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# HIGHLIGHTS

- Main floor featuring 1,620 sft office space with a spacious foyer, 4 hard wall offices, kitchen, two restrooms, mechanical room, server room and additional storage areas.
- Main floor shop featuring 9,804 sft, high bay 20' ceilings with 12x14 grade level door and two 12x12 grade level doors.
- Upper floor office space has 3,658 sft space to include 3 hard wall offices, his and her restrooms, kitchen, conference room and open storage area with forklift access.
- Outside compound storage fenced in area is 8,276 sft.
- Seller Carry Back option available 30 year amortization, 6 yr. balloon options with \$100,000 down payment

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## DETAILS

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Total Building 15,082 SF

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Main Office 1,620 SF  
Shop 9,804 SF  
Upper Office 3,658 SF

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Parcels: RPA1740028005B - 0.32  
RPA1740028003C - 0.19

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Sales Price: \$1,295,000



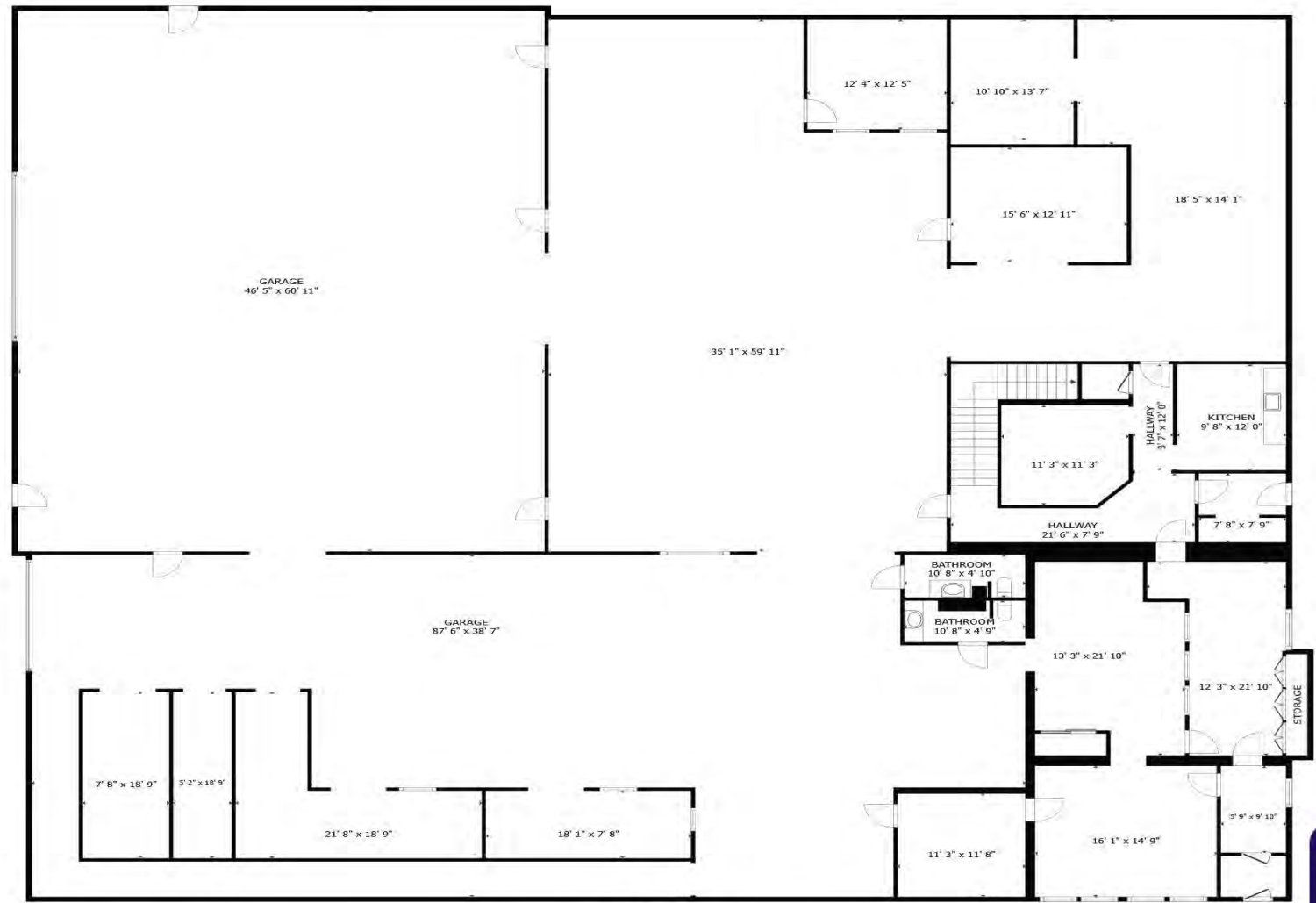
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# FLOOR PLAN

149 Chestnut St., Idaho Falls, ID 83402



FLOOR 1

[MATTERPORT LINK](#)



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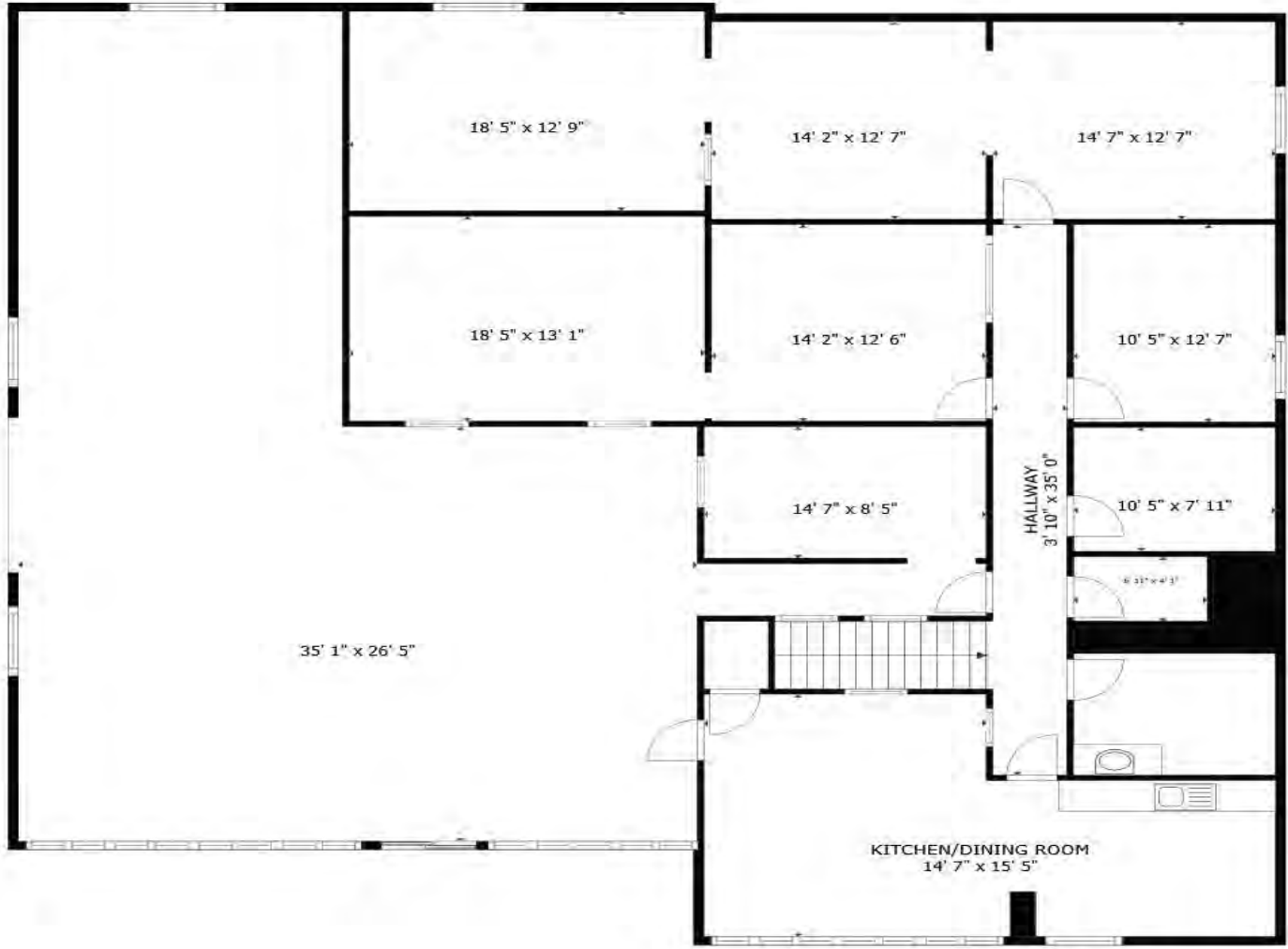
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# PROPERTY PLAT

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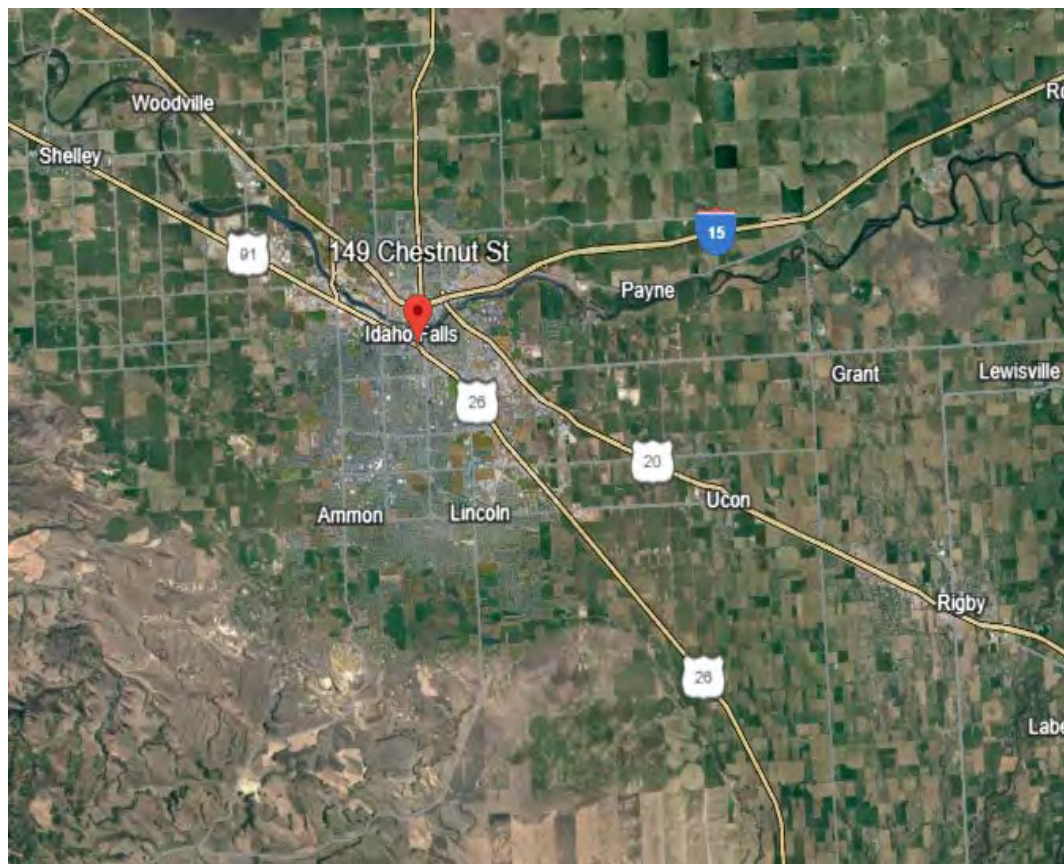
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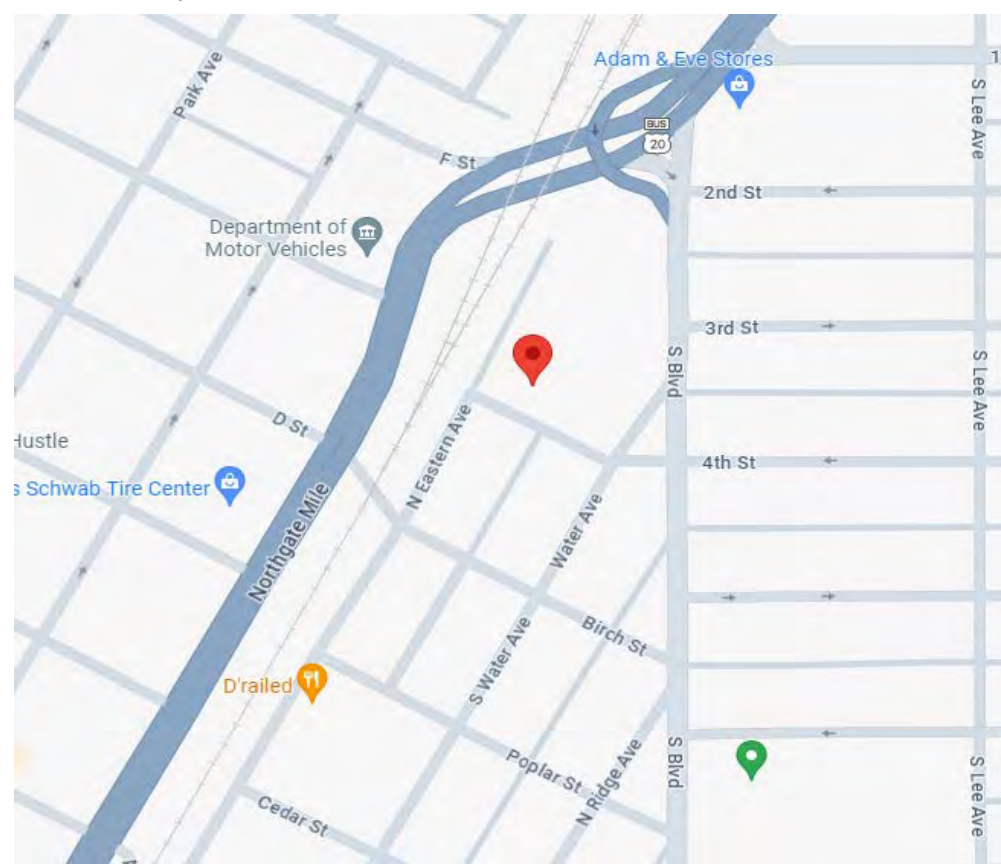
# LOCATION SUMMARY

149 Chestnut St., Idaho Falls, ID 83402

Regional Map



Locator Map



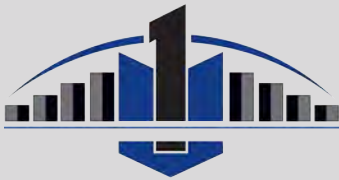
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# PROPERTY AERIAL

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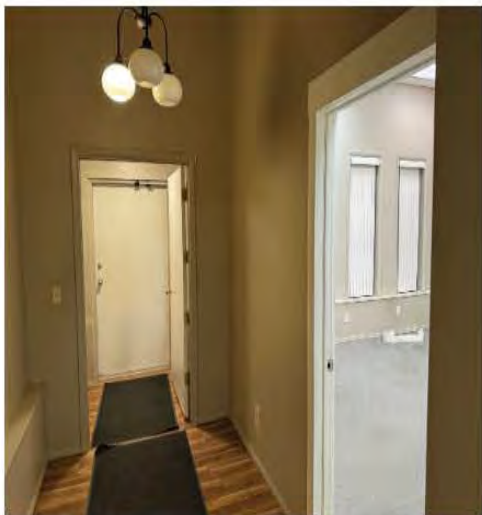
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# MAIN LEVEL PHOTOS

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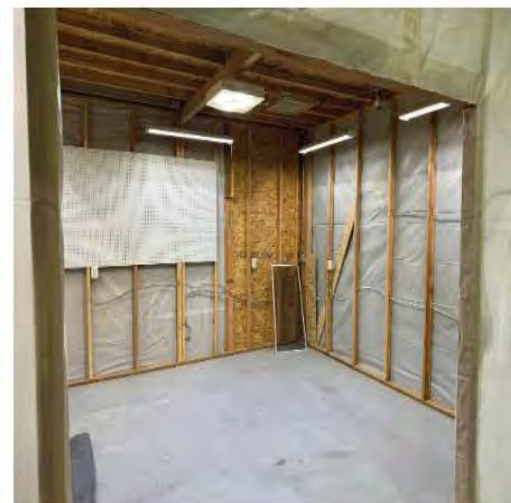
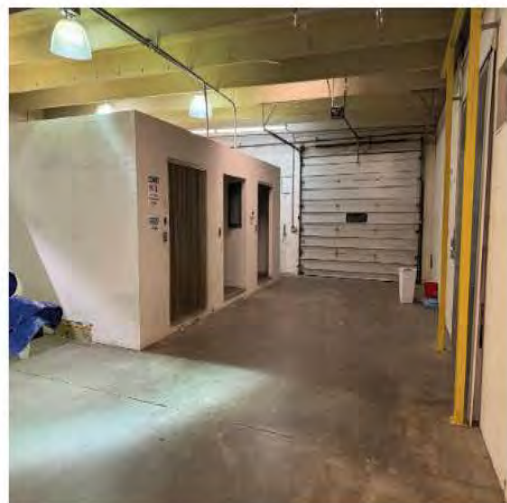
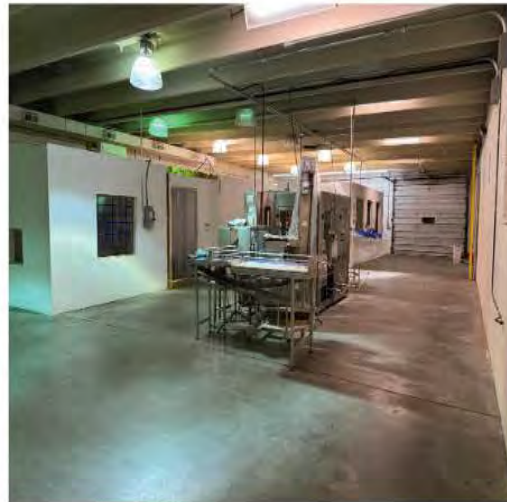
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# SHOP PHOTOS

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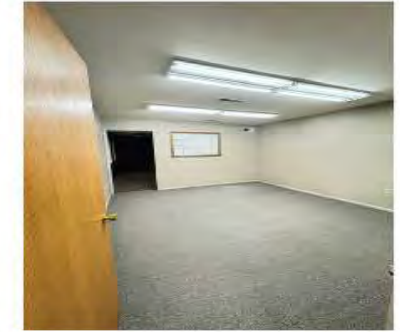
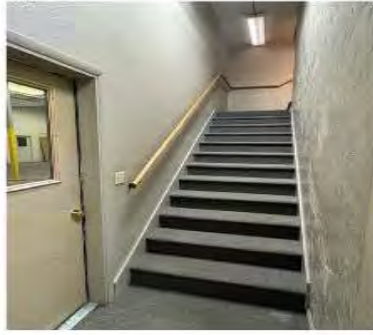


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# UPPER LEVEL PHOTOS

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# AREA INFORMATION

765/775 Lindsay Dr., Idaho Falls, ID 83402

## 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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# DEMOGRAPHICS

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## Households

	2 mile	5 mile	10 mile
2010 Households	14,187	31,286	38,266
2023 Households	15,958	38,704	47,933
2028 Household Projection	17,089	41,936	51,989

## Income

	2 mile	5 mile	10 mile
Avg Household Income	\$65,568	\$81,640	\$85,087
Median Household Income	\$47,584	\$64,284	\$67,076



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