

FOR SALE OR LEASE – BUILT-TO-SUIT OR LAND AVAILABLE



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

DUSTIN MORTIMER

dmortimer@mwcre.com

direct 208.874.0230

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PROPERTY DETAILS

TBD EAST 400 NORTH, RIGBY, ID 83442

- Located on the North Rigby Exit of Highway 20
- **LAND**
 - » 2 Acres Commercial Land for Sale
 - » Asking: \$757,400
- **BUILT-TO-SUIT**
 - » Built to suit Available For Sale or Lease
 - » Great for professional or medical services
 - » Lease rate: \$21/SF NNN
 - » Asking rate:
 - » Building 1: \$725,000
 - » Building 2: contact agent

2024 DEMOS



EST. POPULATION

1 MILE » **3,770**
3 MILE » **15,365**
5 MILE » **24,824**



EST. HOUSEHOLDS

1 MILE » **1,272**
3 MILE » **4,868**
5 MILE » **7,815**



EST. AVERAGE HH INCOME

1 MILE » **\$97,049**
3 MILE » **\$92,952**
5 MILE » **\$99,982**

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APPROVED SITE PLAN



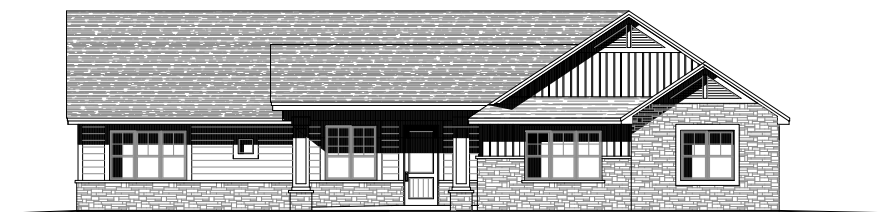
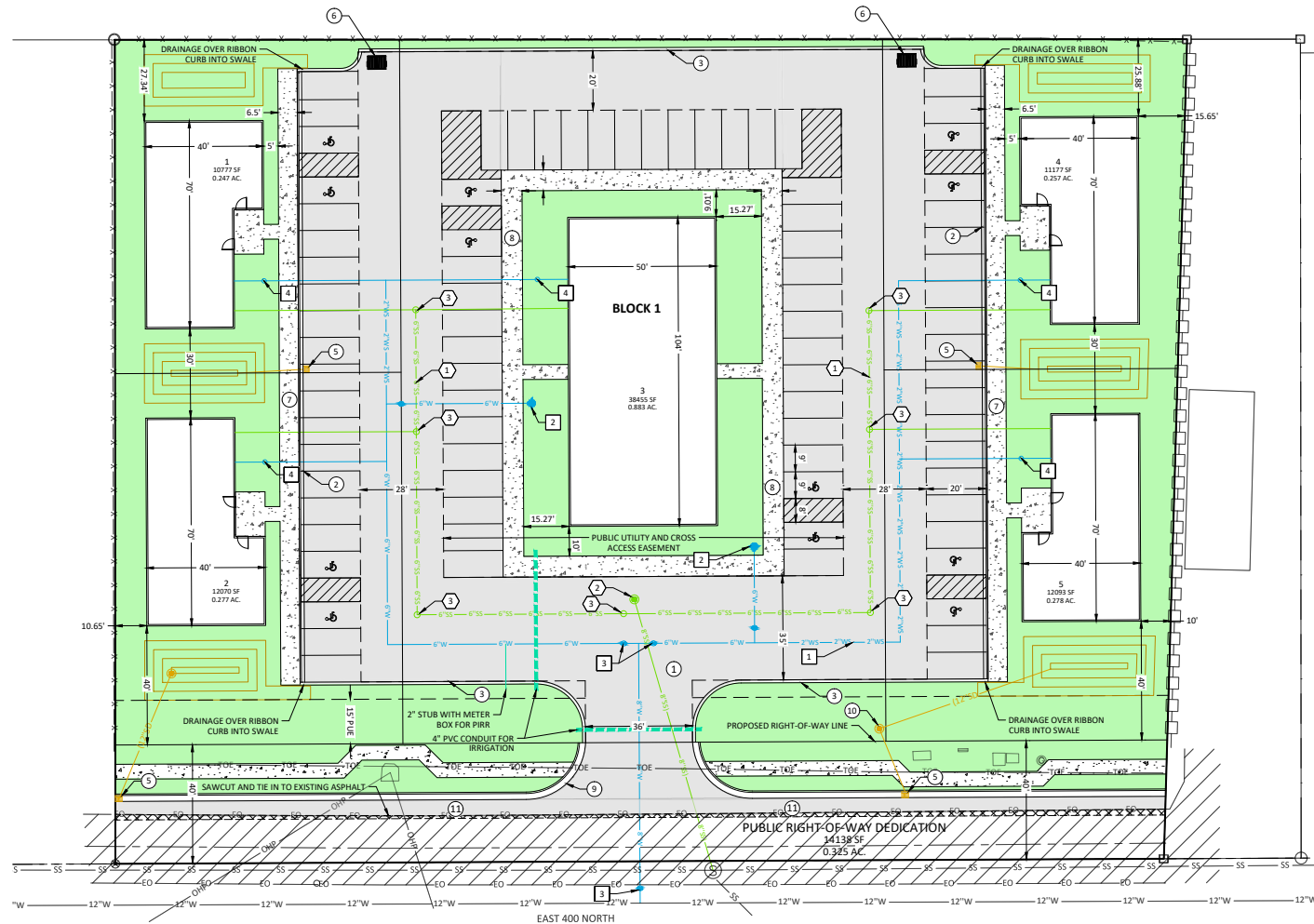
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POTENTIAL FLOOR PLANS

BUILDING TYPE 1 - ASKING: \$725,000



BUILDING TYPE 2 - ASKING: CONTACT AGENT



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MODEL BUILDING

MW



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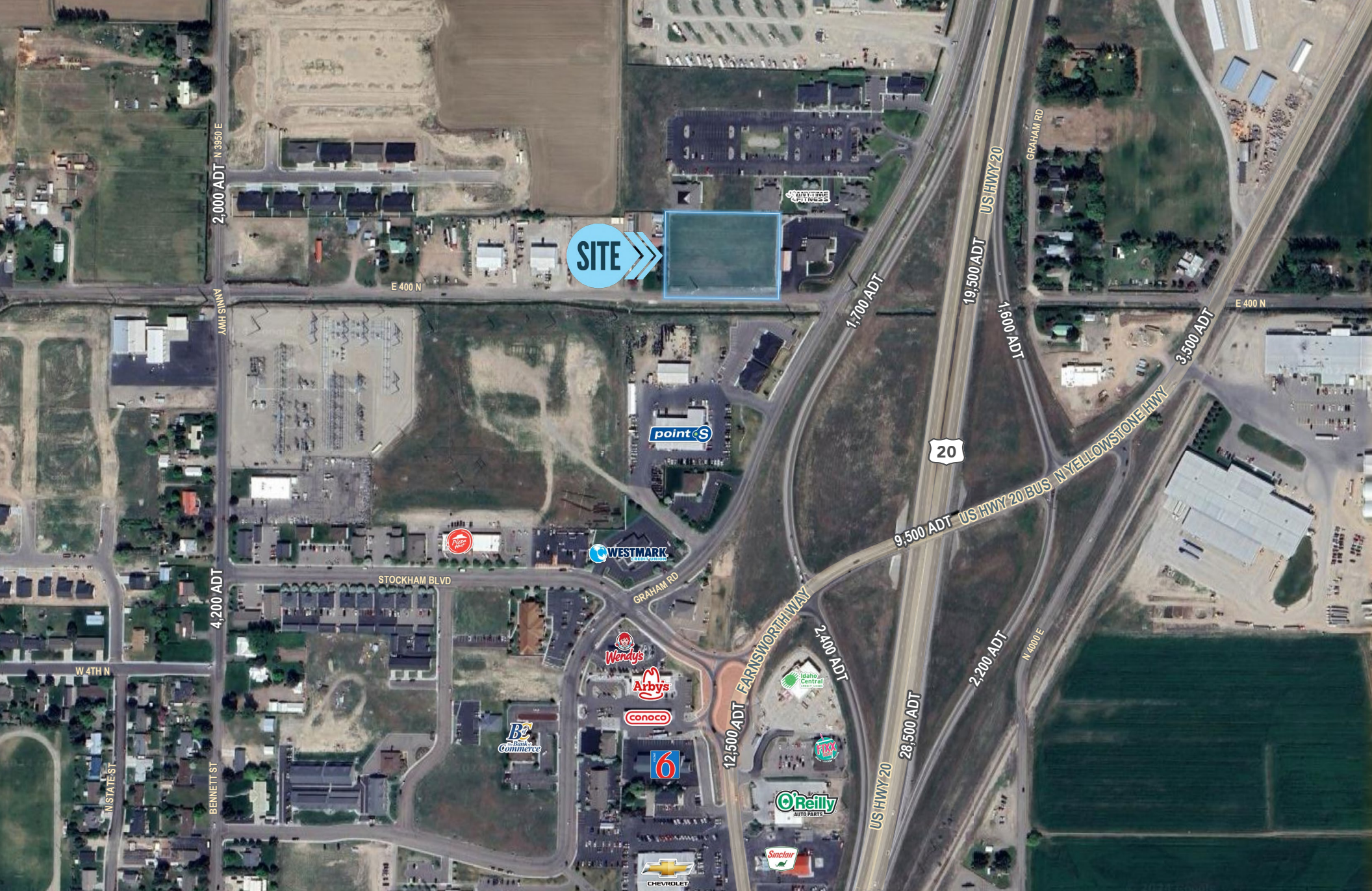
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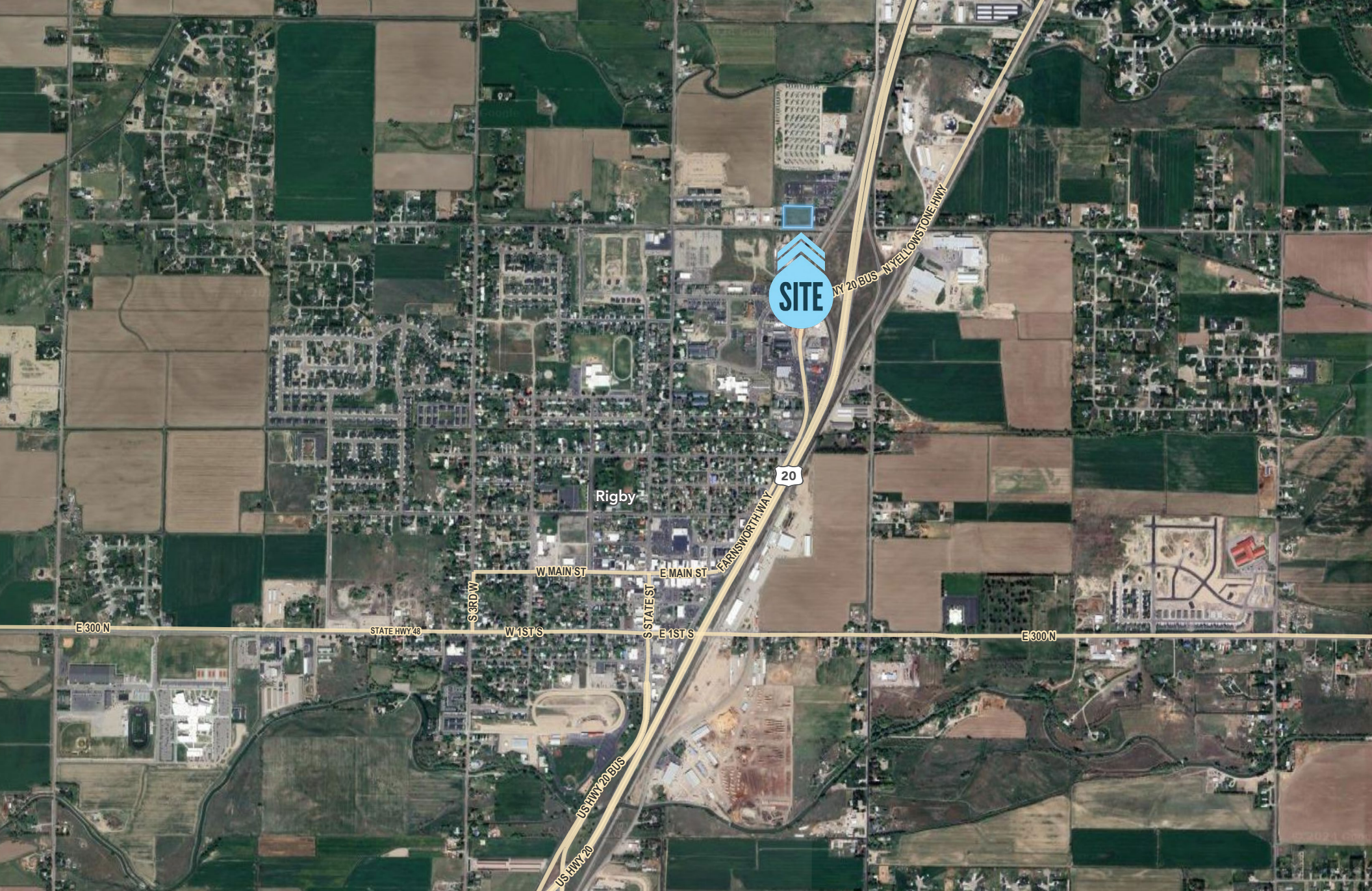
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