

Colliers



Site

Pole Line Rd

17,000 VPD

Bridgeview Blvd 10,000 VPD

For Sale/Lease

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205 Shoshone Street N, Suite 201  
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1715 Pole Line Rd E  
Twin Falls, Idaho

### Highlights:

- Prime Location: Near Snake River Canyon with high visibility and traffic.
- Retail Hub: In a major corridor with anchors like JCPenney, Kohl's, and Hobby Lobby.
- Ready-to-Use: Former bank with infrastructure suited for professional services.
- Easy Access: Ample parking and strong connectivity to neighborhoods and roads.
- Strong Market: Located in a growing, high-spending community.

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# For Sale/Lease

## Property Information

**Property Type** Retail

**Main Floor** 3,484 SF

**Mezzanine** 1,289 SF

**Total Building Size** 4,773 SF

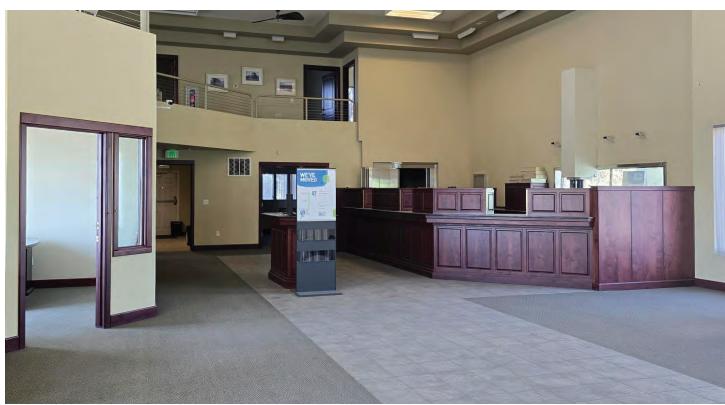
**Canopy** 1,000 SF (50x20 FT)

**Land Size** 1 acre (43,560 SF)

**Parking** Ample on-site

**Sale Price** \$2,100,000.00

**Lease Rate** Contact agent for details

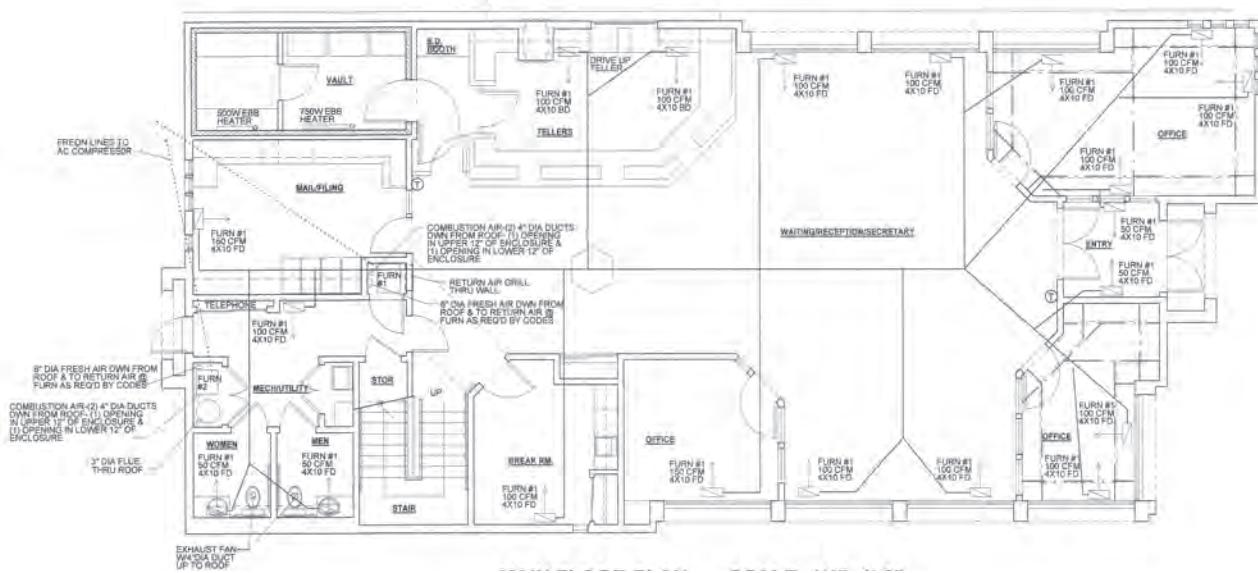


## Interior Photos

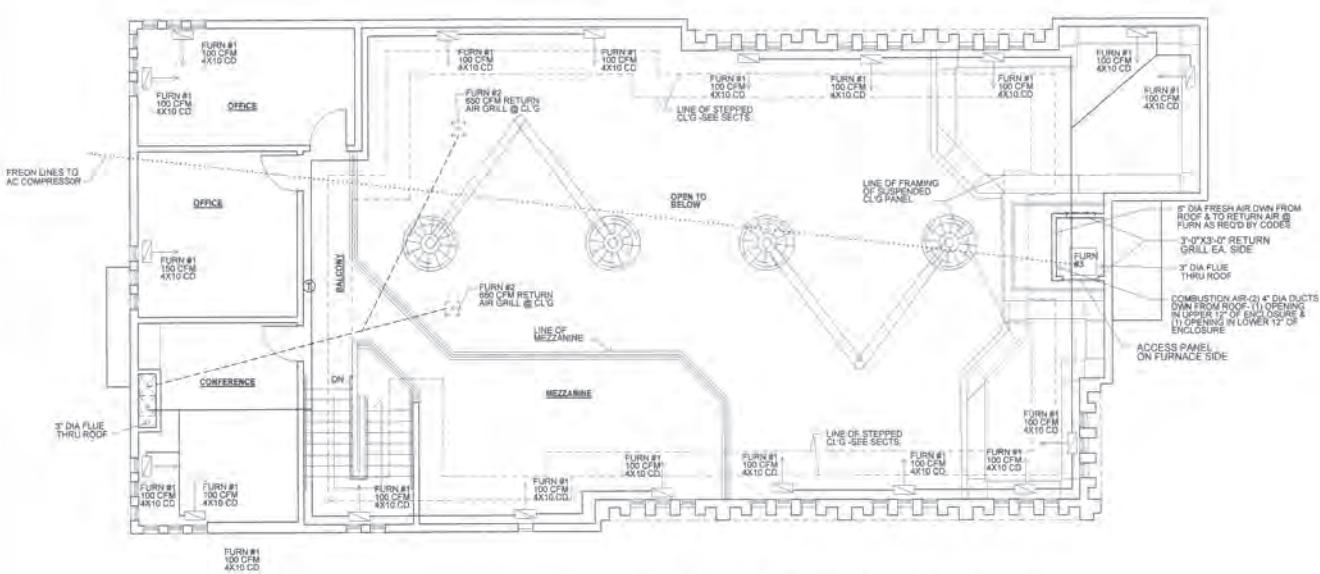


# Floor Plans

## Main Floor Plan



## Mezzanine Floor Plan



## Location

## Google Map

## Street View



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