

EAGLE PINES

# MULTI TENTANT INVESTMENT PROPERTY

3544 E. 17TH ST., IDAHO FALLS, ID 83406

|| 26,967 SFT



Shane Murphy

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434 Gladstone St.  
P.O. Box 2363  
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## OFFERING SUMMARY

Sale Price:	\$3,250,000
Building(s) Size:	26,967 SF
Cap Rate:	7.5%
NOI:	\$241,086
Includes 3% Management & 5% Vacancy	
Year Built:	2006
Zoning:	C-1

## PROPERTY HIGHLIGHTS

- Elevator For HDA Compliance
- After Hours Key Pad Entry
- Two Upper Level Common Area Balconies
- Located near hospital and shopping areas
- Cozy furnished common areas in lobby and kitchenette

### Tenants Include:

Idaho Escape Rooms, Portor Pro Media, Valued Merchant Services, Salon H Davis & Dr. Moffett.

## PROPERTY OVERVIEW

- 26,967 SFT Office Building
- Unit #1 Building is 4,000 sft. and sits on .10 acres (Single Tenancy)
- Unit #3 Building is 22,967 sft. and sits on .41 acres (Multi –Tenancy)
- Common area parking has 129 dedicated parking spaces and consists of approx. 1.50 acres.
- Total Eagle Pines Plaza sits on approximately 2 acres.



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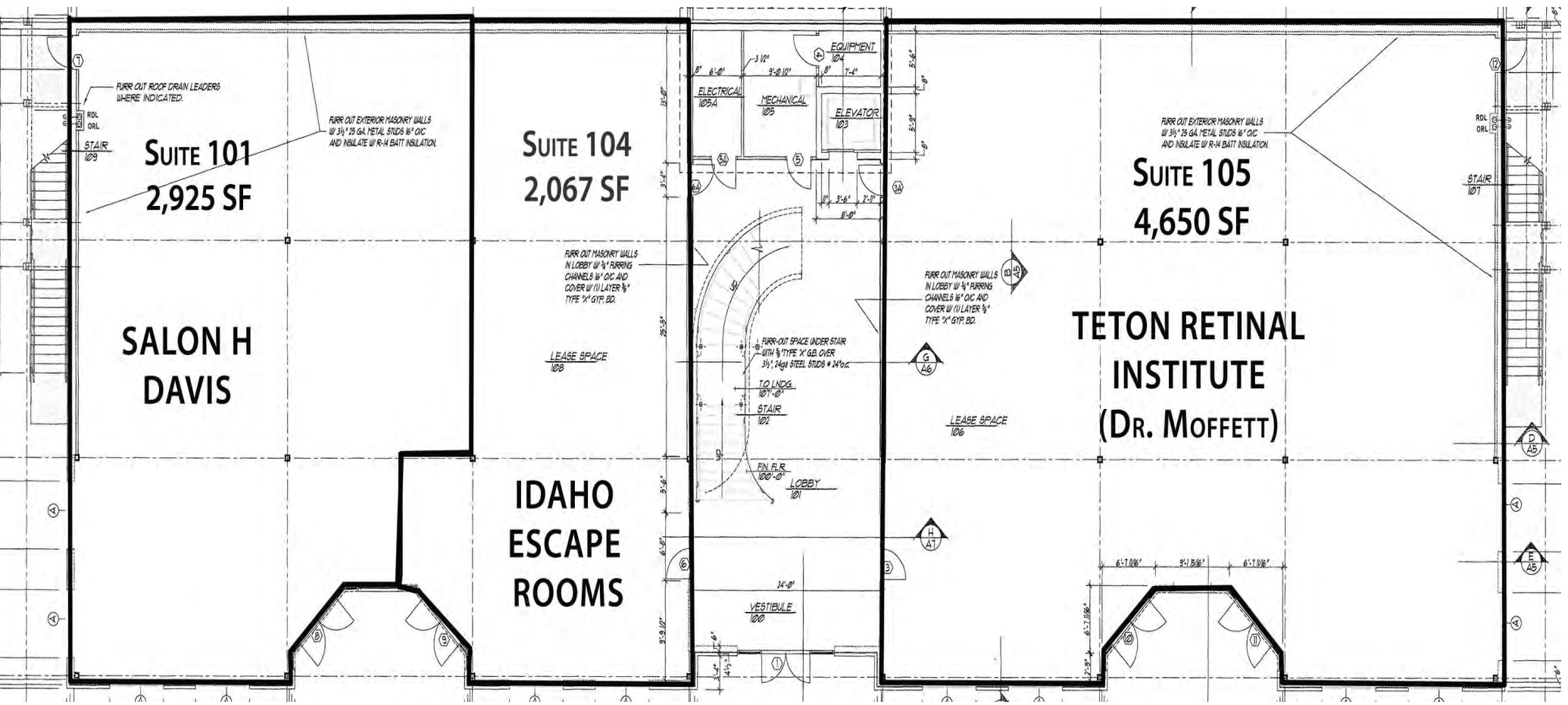
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## MAIN LEVEL FLOOR PLAN



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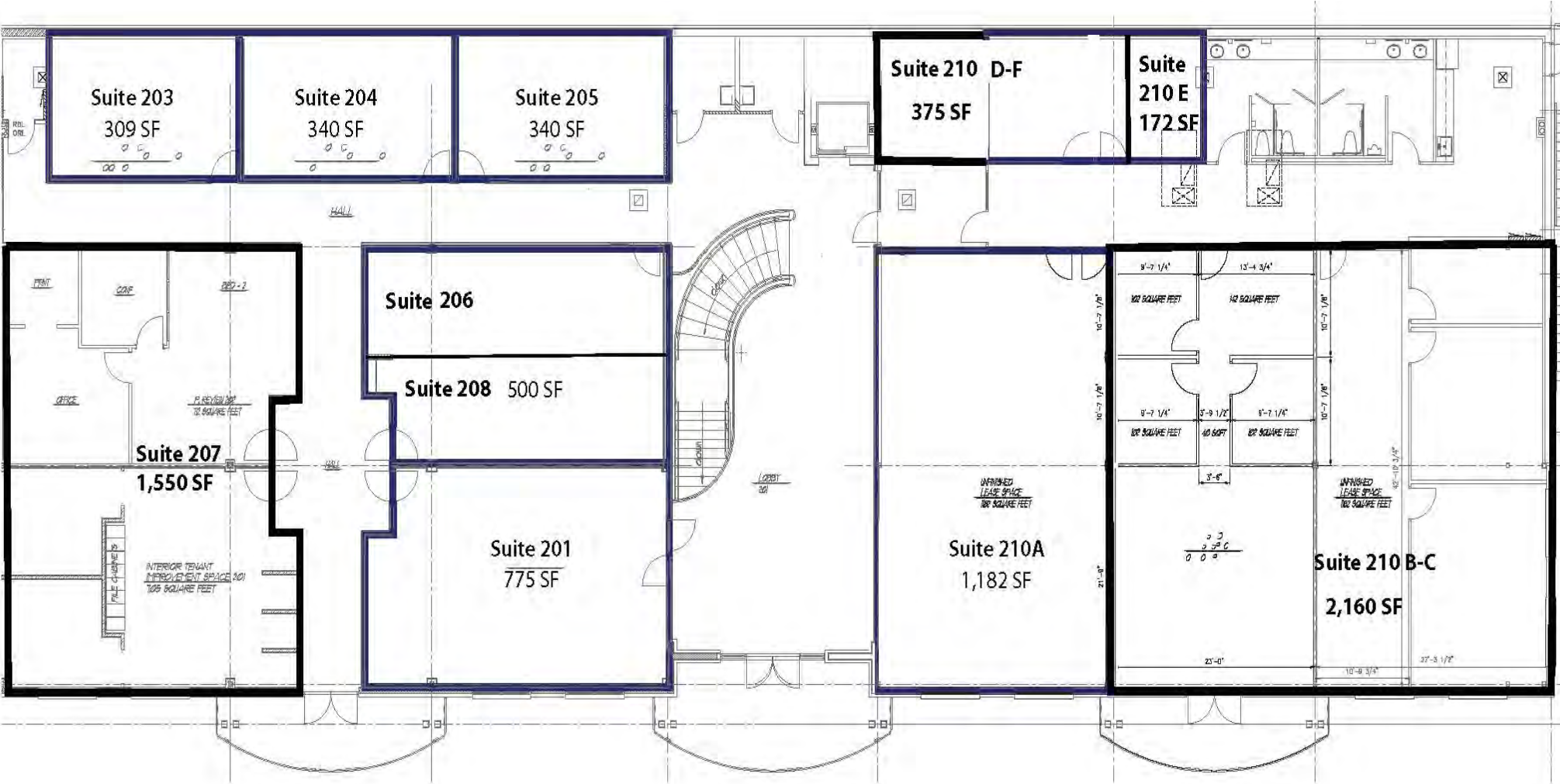
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# MULTI TENTANT INVESTMENT PROPERTY

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## 2ND LEVEL FLOOR PLAN



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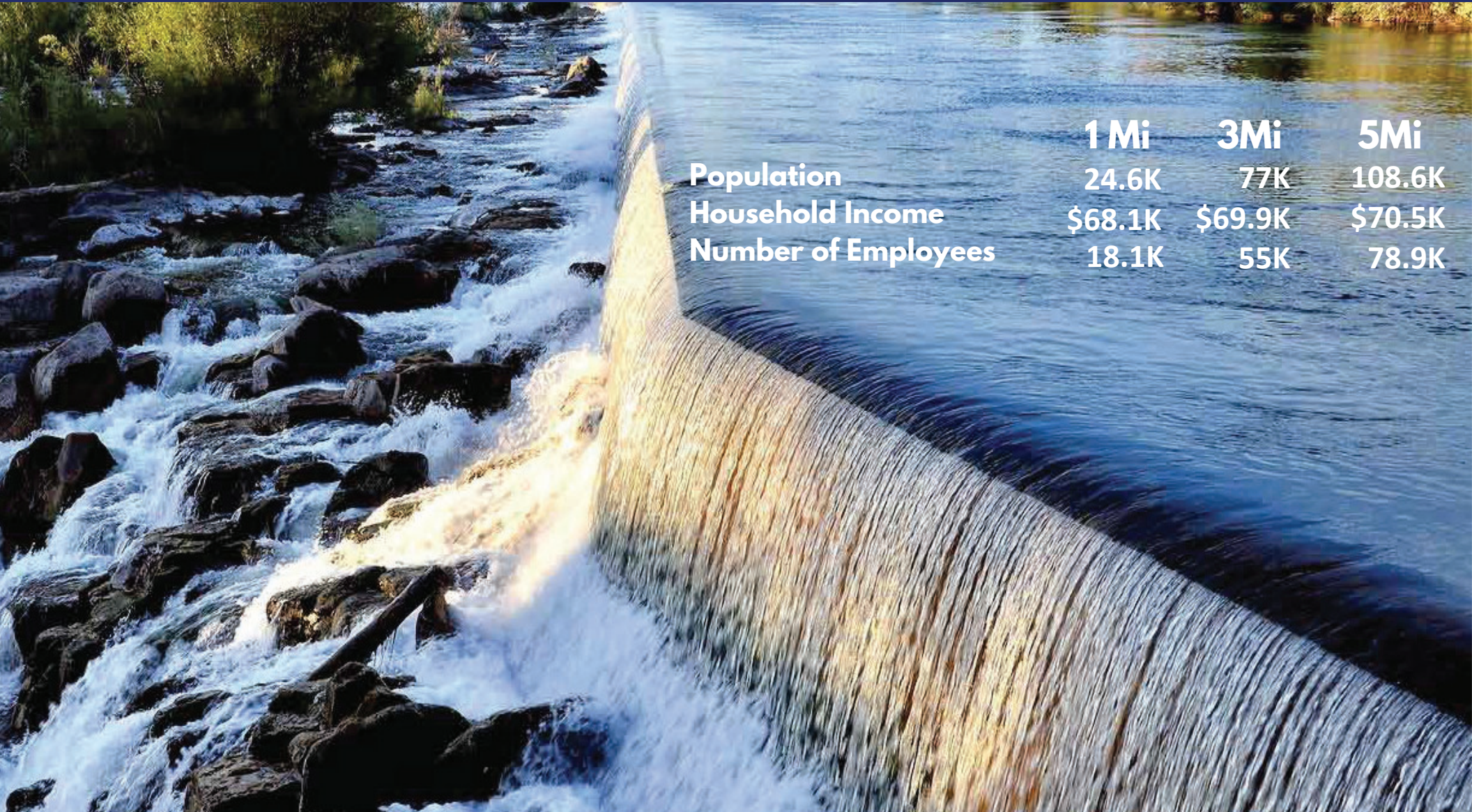
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	1 Mi	3Mi	5Mi
Population	24.6K	77K	108.6K
Household Income	\$68.1K	\$69.9K	\$70.5K
Number of Employees	18.1K	55K	78.9K



**VENTURE ONE**

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## AREA INFORMATION

### 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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