



# DOWNTOWN RETAIL | OFFICE BUILDING **FOR LEASE** **THE BONNEVILLE RETAIL**

635 PARK AVENUE | IDAHO FALLS, ID 83402

COMMERCIAL



**HISTORIC HOTEL  
NEWLY REDONE!**

## PROPERTY INFORMATION

Submarket:	<b>Idaho Falls Downtown</b>	Renovated:	<b>2020</b>
Bldg Type:	<b>Office/Retail</b>	Availability:	<b>Immediate</b>
Year Built:	<b>1927</b>	Condition:	<b>Vanilla Shell</b>
Parking:	<b>On Street</b>		

## LEASE INFORMATION

SPACE	SIZE	PRICE
Suite 101	1,744 SF	<b>Contact Agent for Pricing</b>
Suite 102	1,056 SF	
Suite 103	LEASED	

## LISTING COMMENTS

Recently renovated commercial space in historic downtown Idaho Falls hotel.

Great corner retail or office exposure.

Close to courthouse, services, restaurants and meeting locations.

Ideal location with walking distance to multiple amenities.

### CONTACT

**Brent Wilson, CLS**

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**Brian Wilson, CCIM**

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(208) 227-8148



**SUBMARKET: DOWNTOWN IDAHO FALLS**



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

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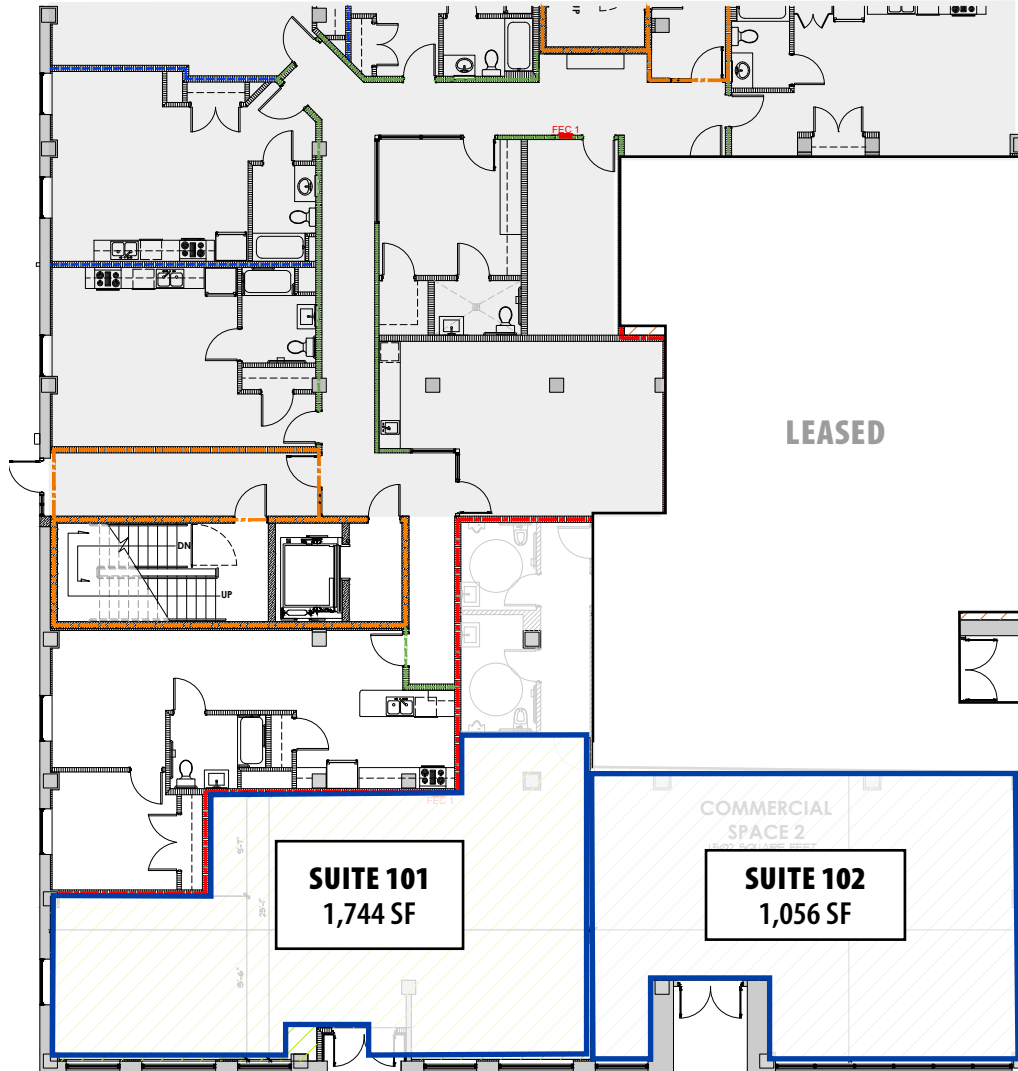
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## FLOOR PLAN | AVAILABILITY

SPACES CAN BE COMBINED FOR **2,800 TOTAL SF**





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<b>1,084</b>	<b>3,054</b>
<b>ON-STREET PARKING</b>	<b>OFF-STREET PARKING</b>
<b>93% 2-hr</b>	<b>19% public</b>
<b>WITHIN THE DOWNTOWN AREA</b>	

**DOWNTOWN  
PARK IF**

**Free All Day Parking**  
Select lots and on-street

**On-Street Parking**  
Select lots and on-street. 2-hour parking  
8 a.m. - 6 p.m. Open parking after 6 p.m.

**Pay to Park Lots**  
Pay to park at the Smart Meter; you will need to know your license plate #. \$1 per hour or \$5 for a one Day Pass. Free parking with validation. No over night parking allowed.

**After 6 p.m. Parking**  
Private parking lots open to public parking after 6 p.m.

**Broadway Parking Garage**  
Pay to park. \$2/hour with a daily max of \$12. Validation available. No over night parking allowed.

We are not responsible for loss or damage to vehicles, persons or contents by fire, theft, collision or any other damage or claims not caused by our own negligence or misconduct or beyond our control. If there is damage or injury caused by our negligence, etc., as stated above, said damage must be reported to us before the car is taken from the parking area. We are not responsible for articles left in vehicles.

**Tok**  
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