

# TOK

COMMERCIAL

# 3017 EAGLE DRIVE

NEW CONSTRUCTION MEDICAL/DENTAL OFFICE FOR SALE OR LEASE | AMMON, ID 83406



## CONTACT

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## HIGHLIGHTS

First floor medical office condo for sale or lease.

New construction space with opportunity to fit interior finishes to suit tenant's needs.

Excellent location in the heart of Hitt Road corridor, among the area's largest retailers and services.

In close proximity to many schools and residential communities.

Co-tenant is Sunny Smiles Pediatric Dentistry.

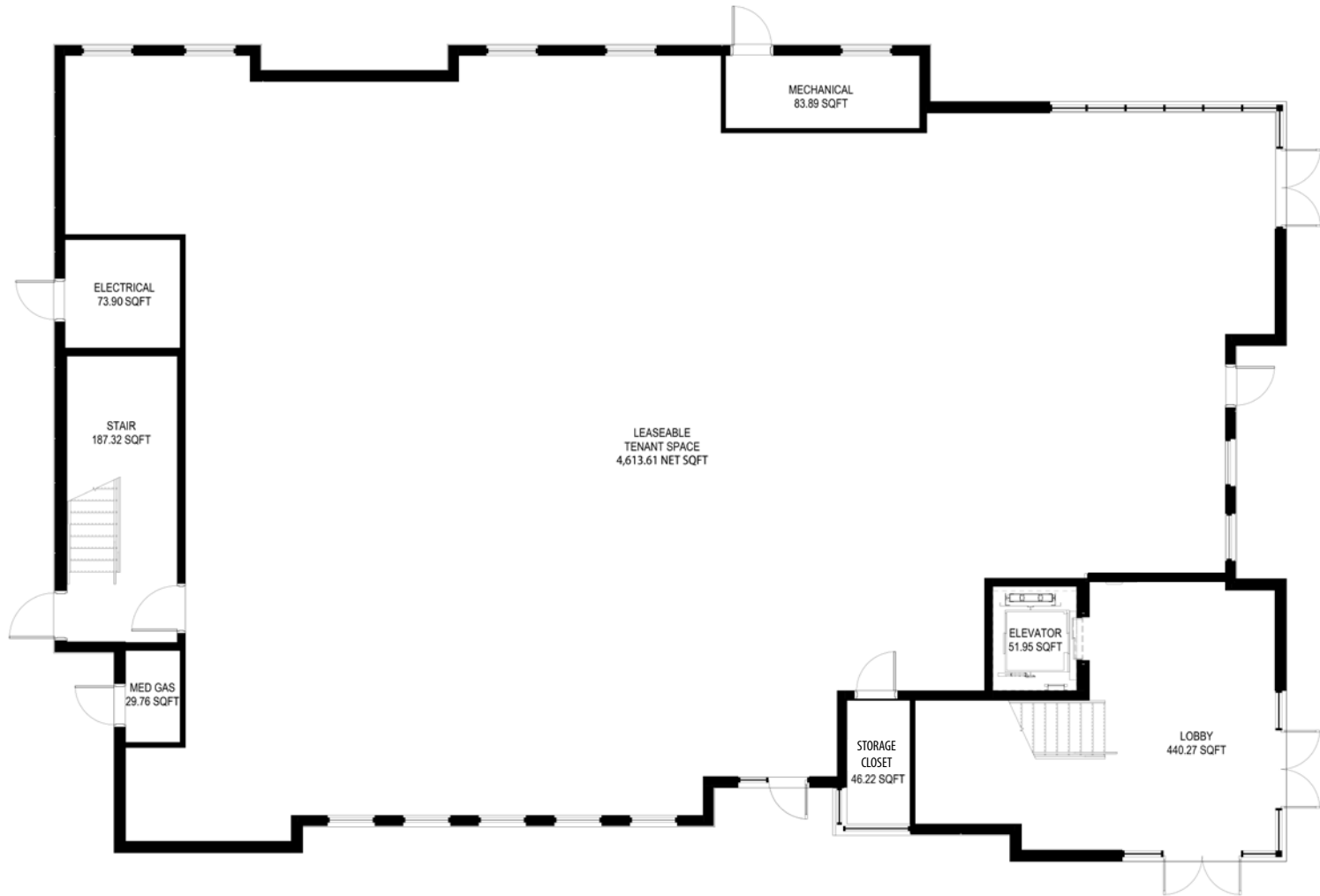
## DETAILS

<b>PROPERTY TYPE:</b>	Medical Office
<b>CONDO SIZE:</b>	4,614 SF
<b>LEASE RATE:</b>	Contact Agent
<b>SALE PRICE:</b>	Contact Agent
<b>CONDITION:</b>	Grey Shell
<b>AVAILABLE:</b>	Immediately

UPDATED: 3.20.2024

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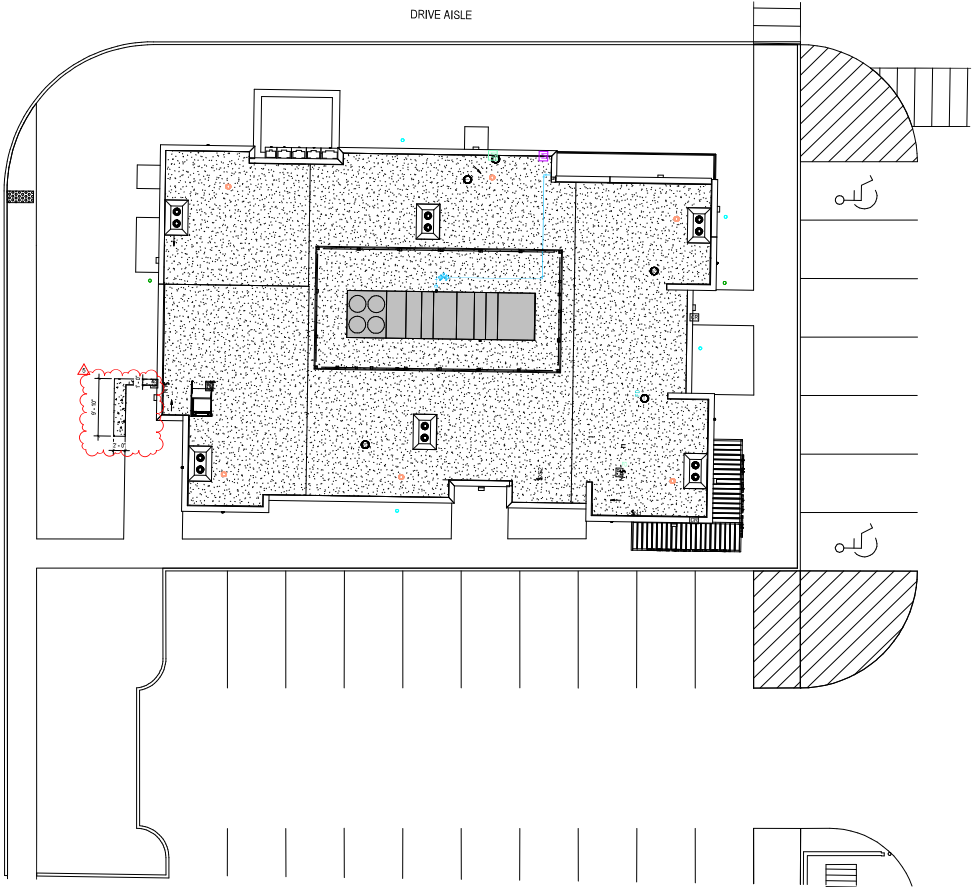
## 3017 EAGLE DRIVE | FIRST FLOOR

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# PROPERTY SITE PLAN



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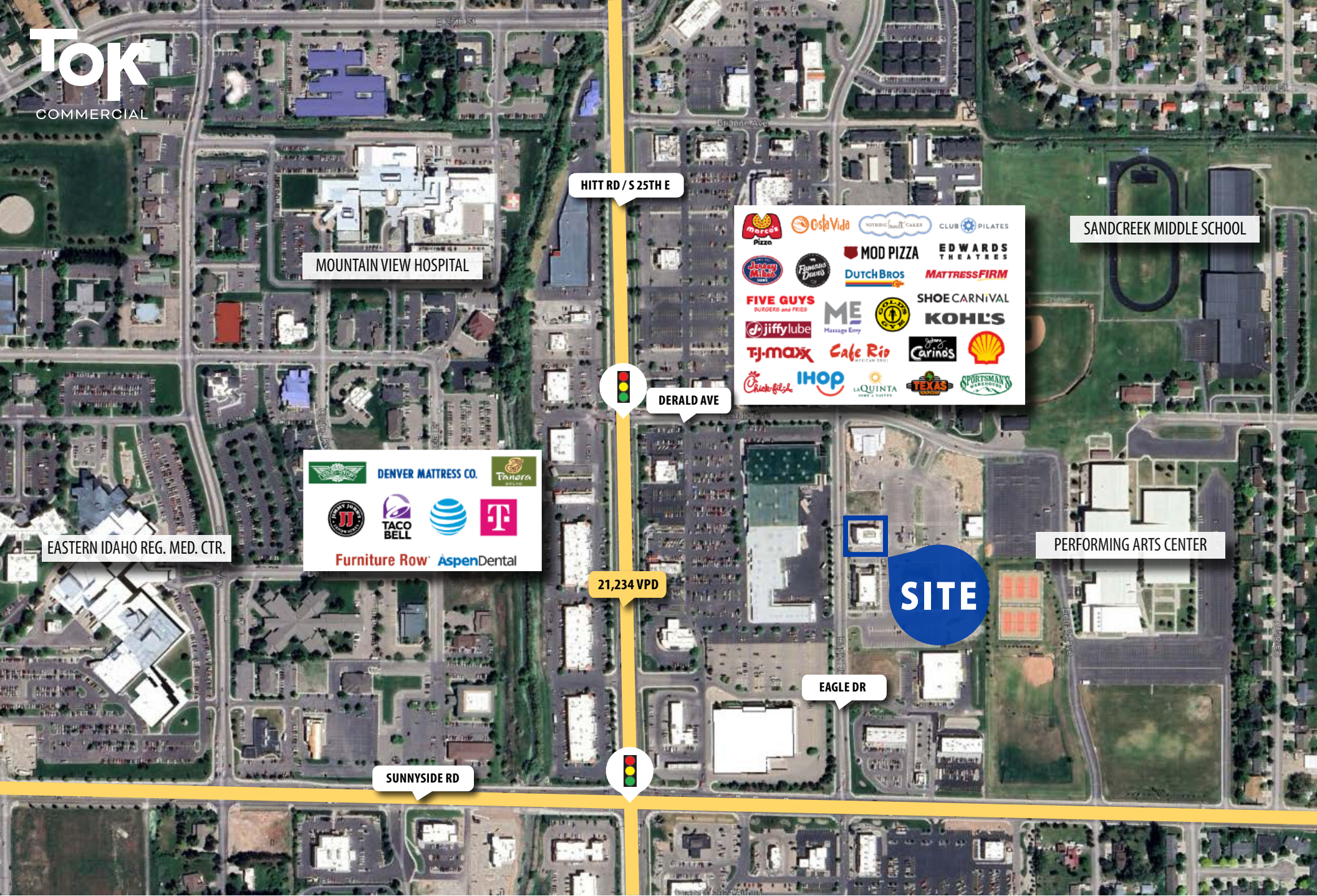
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MOUNTAIN VIEW HOSPITAL

HITT RD / S 25TH E

SANDCREEK MIDDLE SCHOOL

Marco's Pizza, Costa Vida, NOTHING BUNDT CAKES, CLUB PILATES, MOD PIZZA, EDWARDS THEATRES, Jockey MIES, Famous Dave's, DUTCH BROS, MATTRESS FIRM, FIVE GUYS, ME Massage Envy, SHOE CARNIVAL, Jiffy Lube, T.J. MAXX, Cafe Rio, Carino's, Shell, Chick-fil-A, IHOP, LAQUINTA, TEXAS ROADHOUSE, SPORTSMAN'S WAREHOUSE



DERALD AVE

EASTERN IDAHO REG. MED. CTR.

DENVER MATTRESS CO., Panera BREAD, TACO BELL, AT&T, Furniture Row, AspenDental

PERFORMING ARTS CENTER

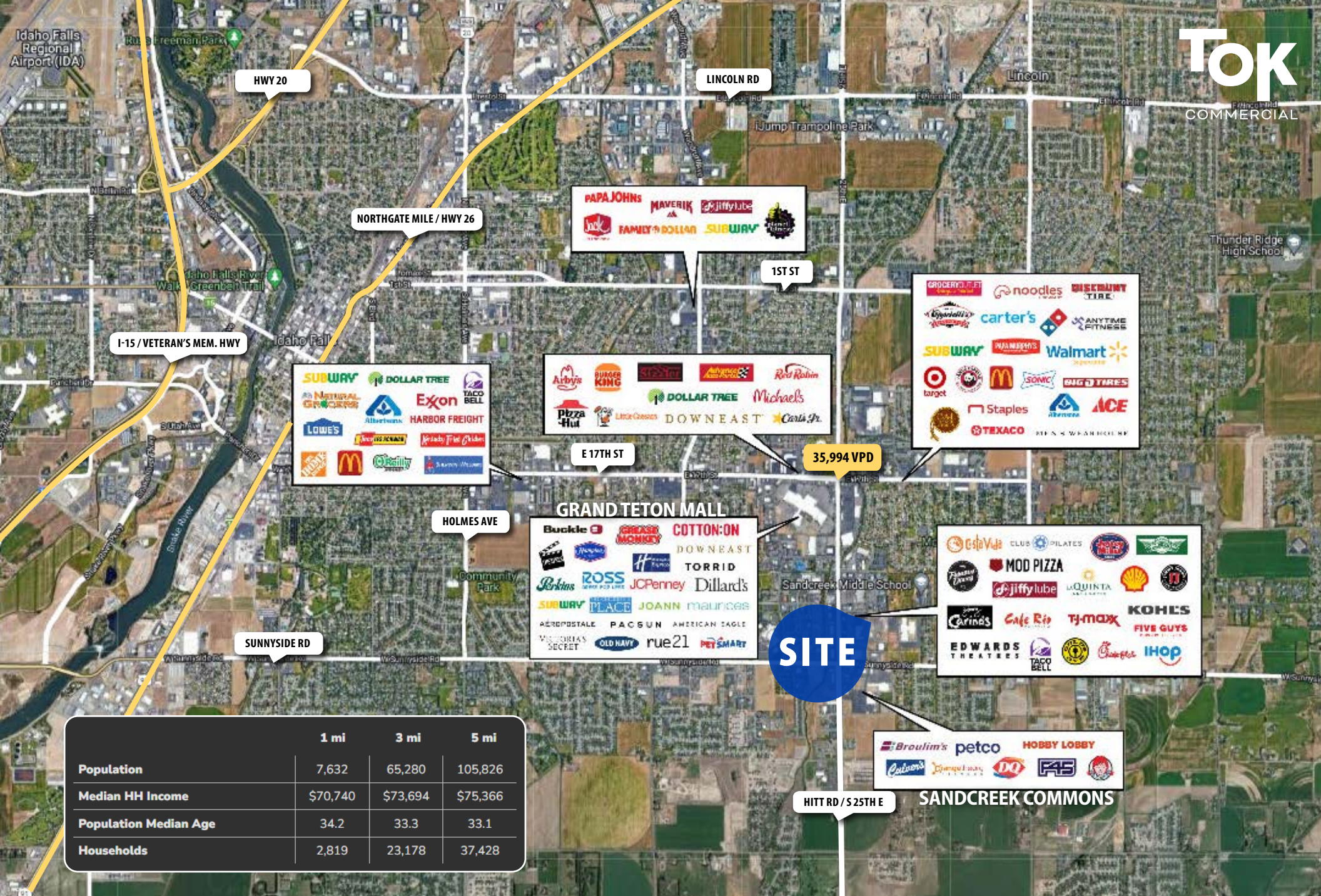
21,234 VPD

SITE

EAGLE DR

SUNNYSIDE RD





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