

FOR SALE OR LEASE

NEWMARK

MOUNTAIN WEST

DUSTIN MORTIMER
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PROPERTY DETAILS

3950 S. Yellowstone Hwy., Idaho Falls, ID 83402

- Sale Price: \$2,000,000
- Approximately 39,540 SF total
- Lease Rate: Contact Agent
- 150–20,000 SF available
- Zoning: R-2
- Close proximity to I-15 and downtown Idaho Falls
- High visibility
- Hard to find office size and condition

2025 DEMOS



EST. POPULATION

1 MILE » 1,803
3 MILE » 40,267
5 MILE » 83,872



EST. HOUSEHOLDS

1 MILE » 627
3 MILE » 15,264
5 MILE » 31,709



EST. AVERAGE HH INCOME

1 MILE » \$106,723
3 MILE » \$108,815
5 MILE » \$100,368

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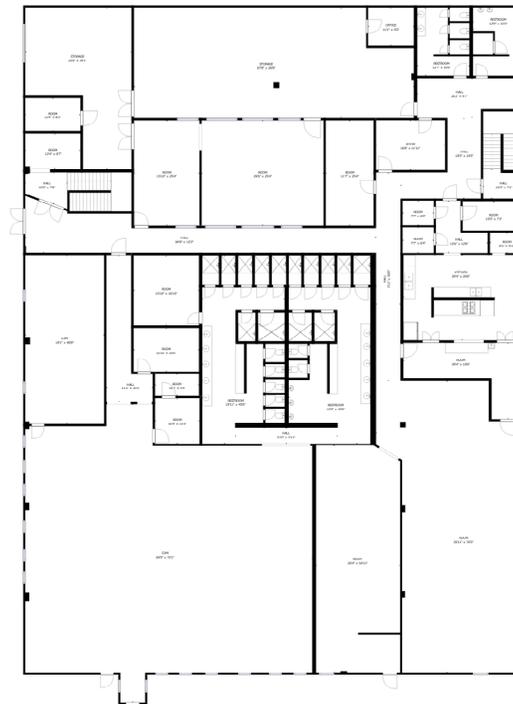
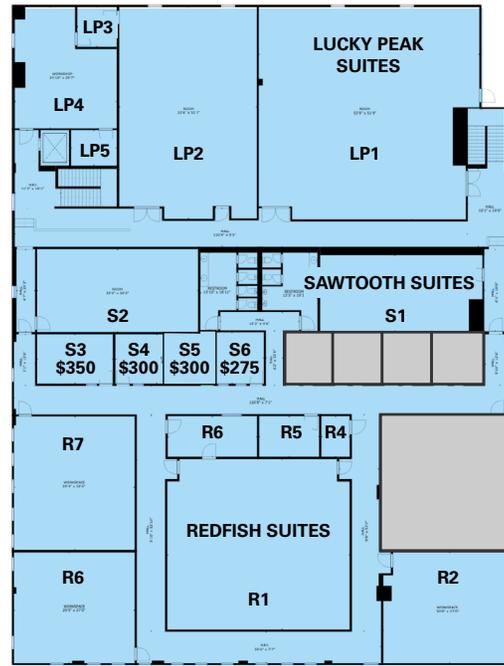
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SITE PLAN

AVAILABLE
NOT AVAILABLE

UPPER LEVEL

MAIN LEVEL



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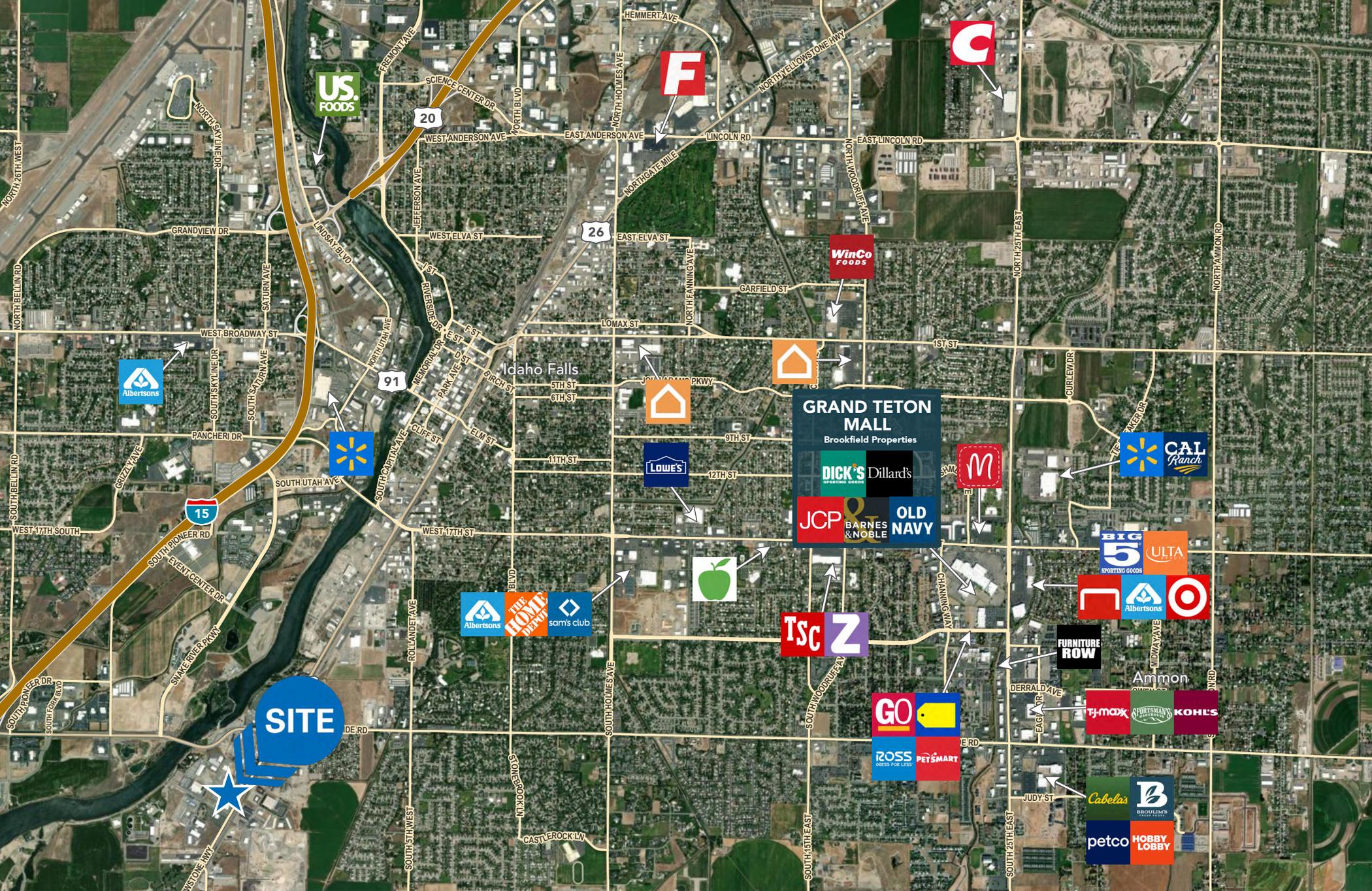
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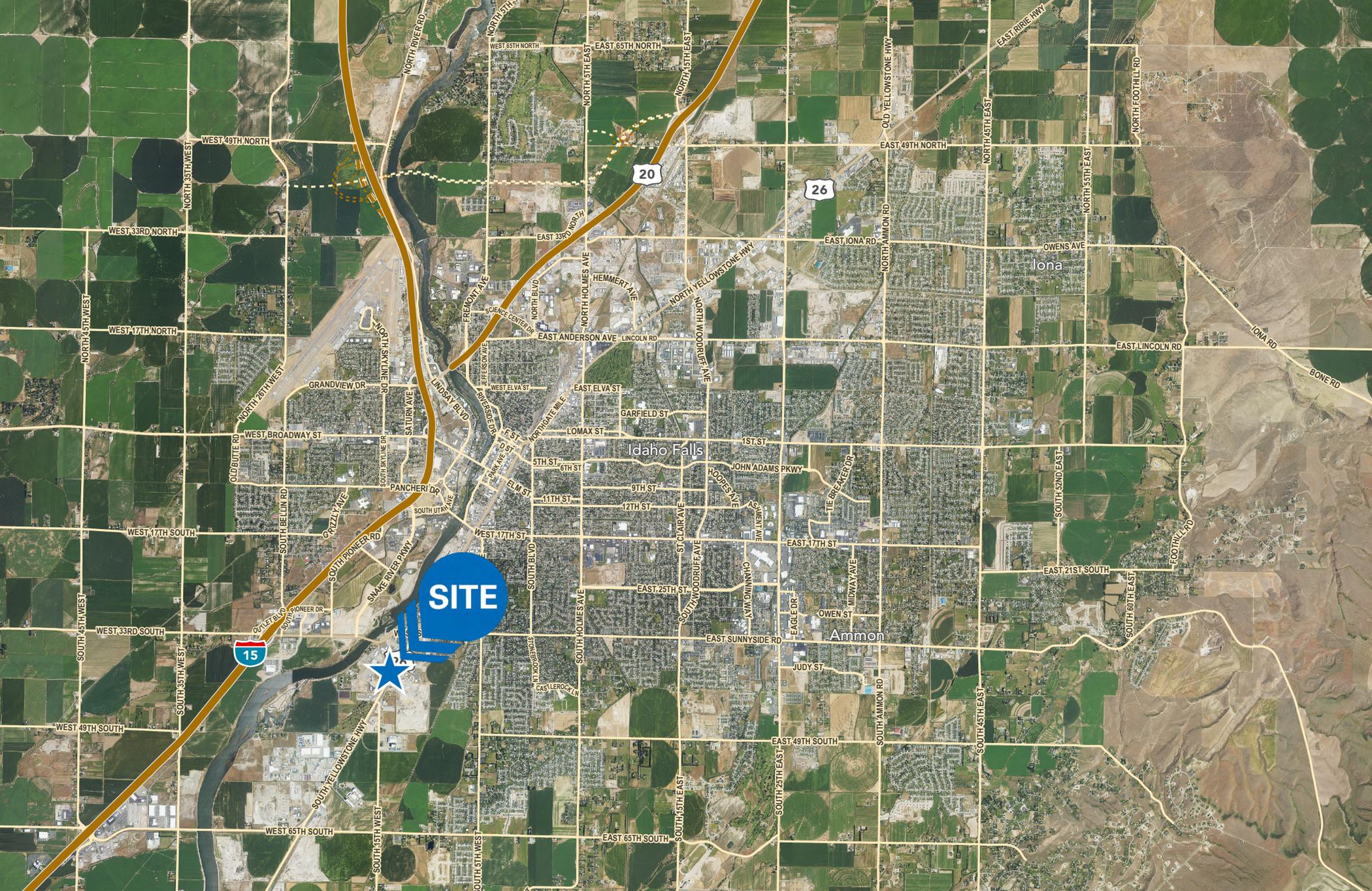


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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.





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