

MLS Number: ZF2175002A (Active) List Price: \$490,000

2985 Eagle Drive AMMON, ID 83406



**Type:** Commercial  
**Possible Use:** Commercial  
**Lot Size (Apx SqFt):** 11325  
**Apx Acreage:** 0.26  
**Topography/Setting:**

**Unit #:**  
**County:** Bonneville  
**Subdivision:** EAGLE PARK-BON  
**Sub Area:**  
**Elementary School:**  
**Middle School:**  
**High School:**  
**Zoning-General:** AMMON COMMERCIAL  
**Zoning-Specific:** AMMON GC-1-GENERAL COMMERCIAL

**Legal Description:** See EX A

**Covenants:** Yes

**Frontage:** 90

**Depth:** 130

**Flood Plain:** N

**Parcel #:** Taxes: 0.00

**Tax Year:** 2024

**LID (Local Improvement District):** No

**Irrigation Water:** No

**Irrigation Details:** none

**Irrigation:** None

**Enhanced Septic Fee:** \$0.00

**Location:**

**Curbs/Gutters:** Curbs In

**Sidewalks:** Partial

**Access Roads:** Paved

**Short Term Rental:** No

**Winter Access:** Yes

**Soil Type:**

**Amenities:** None

**Natural Gas:** Available

**Landscaping:**

**Water:** Public

**View:** None, Other-See Remarks

**Sewer:** Public Sewer

**Telephone:**

**Provider/Other Info:** Rocky Mountain Power

**Improvements:** See Public info

**Public Info:** Prime Real Estate Building Lot in the highly coveted Eagle Park Professional Subdivision. You have the option of choosing your own builder for this lot or utilizing a builder and plan already in place. 26 Parking spaces are allotted to this particular lot with the ad building frontage on the main thoroughfare. Main Power has been brought to the lot and the transformer is already installed. Savings to you. This high traffic location is ideal for all medical and professional use. This Subdivision has Covenants as well an HOA for all common Areas. Right behind the theaters with excellent exposure.

**Driving Directions Beginning At:** East on Sunnyside Rd. past Hitt Rd. to Eagle Dr. North to address.

Information Herein Deemed Reliable but Not Guaranteed