

DEVELOPMENT PROPERTY WITH EXCELLENT RETAIL POTENTIAL FOR SALE OR LEASE

CONNOR PROPERTY

TOK

COMMERCIAL

334 S 600 W | HEYBURN, IDAHO 83336



SITE

CONTACT

GRAYSON STONE

208.948.0808
grayson@tokcommercial.com

BLAKE PHIPPEN

208.357.4996
blakep@tokcommercial.com

DARREN PUETZ

208.656.2273
darren@tokcommercial.com

HIGHLIGHTS

Excellent location directly off the I-84 ramp.

Located next to major truck stop and Super 8 Motel.

Potential re-development site for a variety of uses.

Existing structure could be remodeled including the addition of a drive-thru.

Directly in the I-84 path of growth offering long-term benefits.

DETAILS

BLDG. SIZE	6,500 SF
LOT SIZE	0.75 Acres
SALE PRICE	Contact Agent
LEASE RATE	Contact Agent
PARKING	Ample On-Site

UPDATED: 3.15.2024

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK EASTERN IDAHO LLC DBA TOK COMMERCIAL

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

TOKCOMMERCIAL.COM



HWY 27 / S 600 W

600 WEST RD / NEVADA ST

SITE

TOK
COMMERCIAL



HWY 27 / S 600 W

EXCELLENT RETAIL
DEVELOPMENT
POTENTIAL!

600 WEST RD / NEVADA ST

UPDATED: 3.15.2024
THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK EASTERN IDAHO LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM

SITE

4,652 VPD

19,000 VPD

EXIT 208

EXIT 208

84

84

Logos for various brands: BIG DEAL OUTLET, Tesla, MAVERIK, Shell, Ross, cricket, Aaron's, Perkins, Arby's, maurices, DOLLAR TREE, Little Caesars, etc.

BURLEY

400 South Rd

400 South Rd

400 South Rd

W 5th N

21st St

Logos for TIDAL WAVE, Walmart, and McDonald's.

Snake River