

COMMERCIAL FLEX SPACE FOR LEASE 142 S. COMMERCIAL AVE.

Emmett, ID 83617



ECONOMIC DATA

LEASE RATE: \$1.00 SF/month
LEASE TYPE: NNN est. \$0.17 SF/mo
AVAILABLE: Suite 135
SUITE 135 SIZE: 4,500 SF

BUILDING DATA

TOTAL BLDG. SF: 26,987 SF
OFFICE SIZE: 800 SF
CLEAR HEIGHT: 20'
MEZZANINE: Yes
ZONING: Commercial

PROPERTY OVERVIEW

Lee & Associates is pleased to present an exceptional opportunity to lease premier commercial flex space in the heart of Downtown Emmett. This property offers excellent accessibility and a convenient location near local amenities. The City of Emmett's Commercial zoning allows for a wide variety of potential uses, making it suitable for many business types. With vacancy rates near zero percent for comparable properties in Gem County, this offering represents a rare and highly desirable opportunity.

PROPERTY HIGHLIGHTS

- Conveniently located, hard-to-find flex space
- Grade level roll-up door
- Newly remodeled restroom

Michael L. Bergmann, SIOR | Principal | Director of Recruitment
michaelb@leeidaho.com
C 208.999.1743

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

COMMERCIAL FLEX SPACE FOR LEASE 142 S. COMMERCIAL AVE.

Emmett, ID 83617



AVAILABLE SPACE

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 135	4,500 SF	NNN	\$1.00 SF/month

Michael L. Bergmann, SIOR | Principal | Director of Recruitment
michaelb@leeidaho.com
C 208.999.1743

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

COMMERCIAL FLEX SPACE FOR LEASE 142 S. COMMERCIAL AVE.

Emmett, ID 83617

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



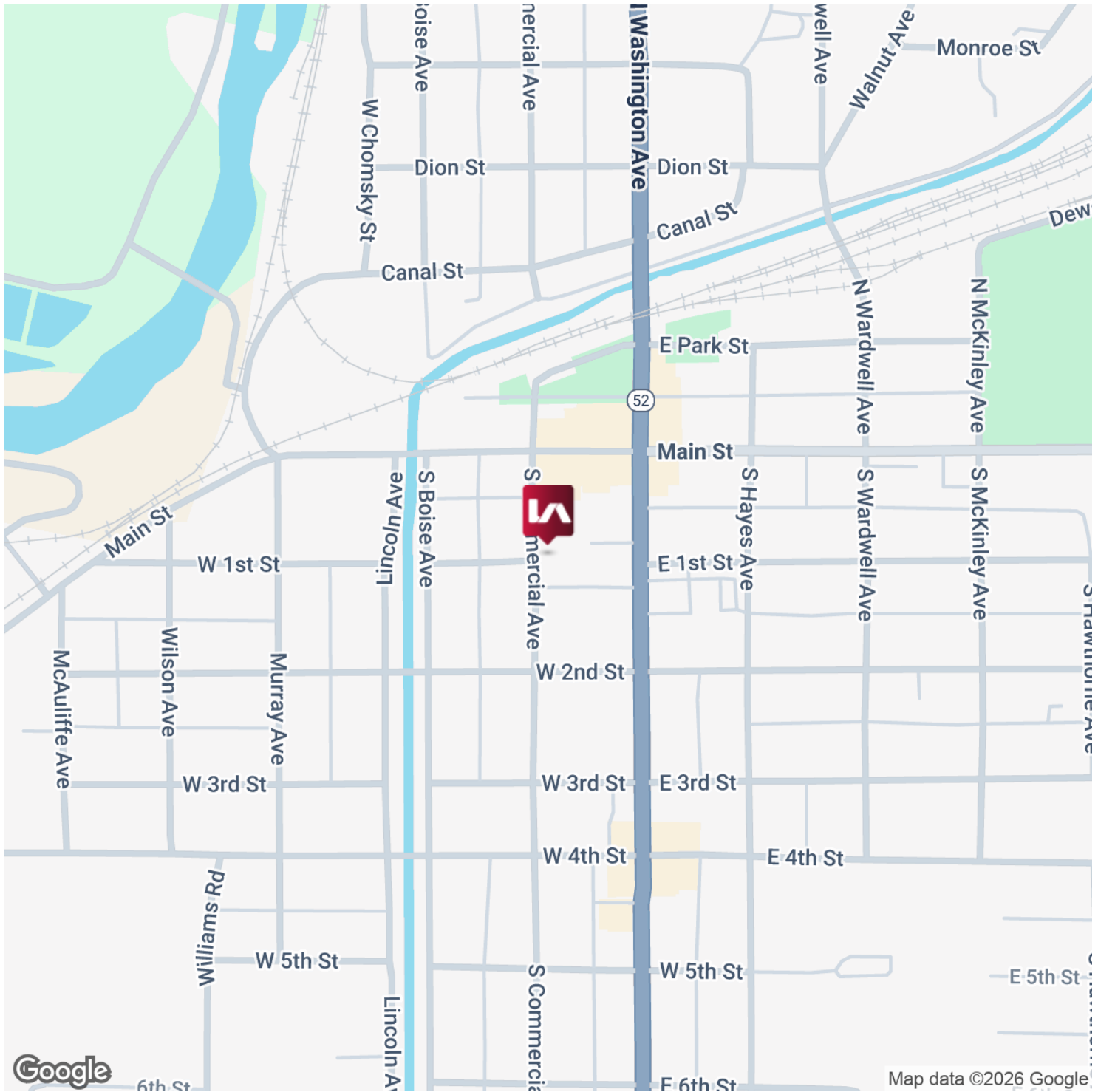
Michael L. Bergmann, SIOR | Principal | Director of Recruitment
michaelb@leeidaho.com
C 208.999.1743

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

COMMERCIAL FLEX SPACE FOR LEASE 142 S. COMMERCIAL AVE.

Emmett, ID 83617

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

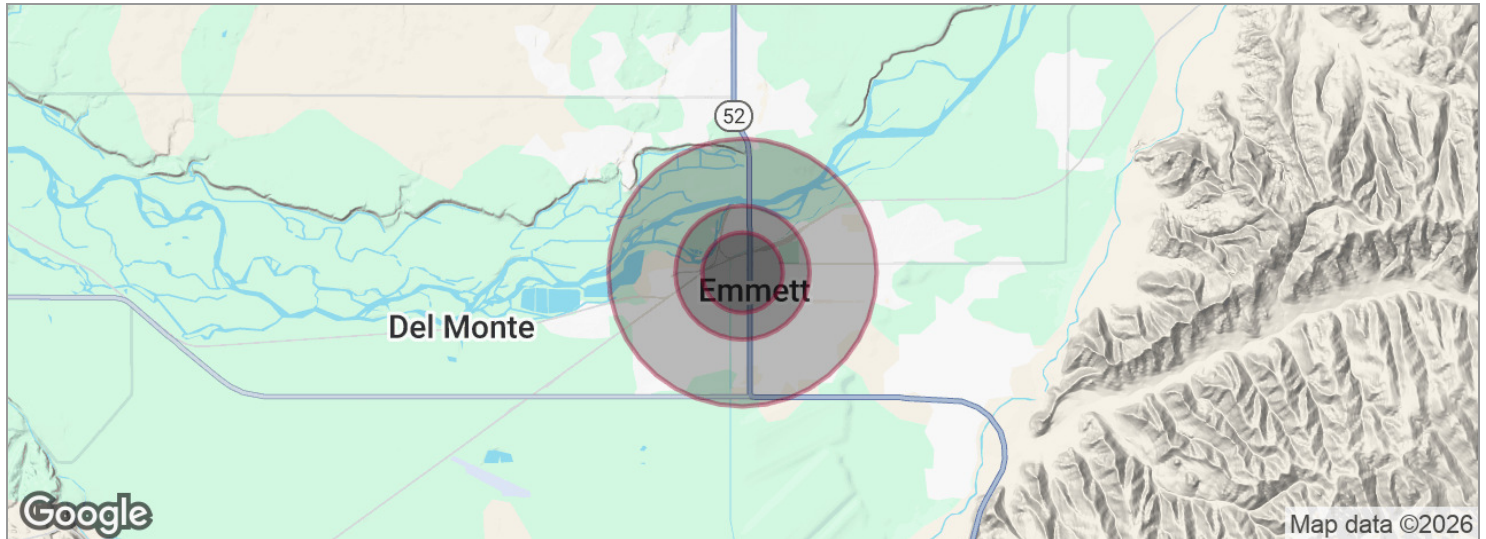


Michael L. Bergmann, SIOR | Principal | Director of Recruitment
michaelb@leeidaho.com
C 208.999.1743

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

COMMERCIAL FLEX SPACE FOR LEASE 142 S. COMMERCIAL AVE.

Emmett, ID 83617



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	1,002	2,568	7,045
Median age	39	39	41
Median age (Male)	38	38	39
Median age (Female)	40	40	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	384	986	2,713
# of persons per HH	2.6	2.6	2.6
Average HH income	\$71,202	\$71,547	\$79,259
Average house value	\$249,869	\$252,797	\$285,356

*Demographic data derived from 2020 ACS - US Census

Michael L. Bergmann, SIOR | Principal | Director of Recruitment
michaelb@leeidaho.com
C 208.999.1743

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.