

# COMMERCIAL FLEX SPACE FOR LEASE 142 S. COMMERCIAL AVE.

Emmett, ID 83617

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



## PRICE REDUCTION!



### 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

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## AVAILABLE SPACE

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

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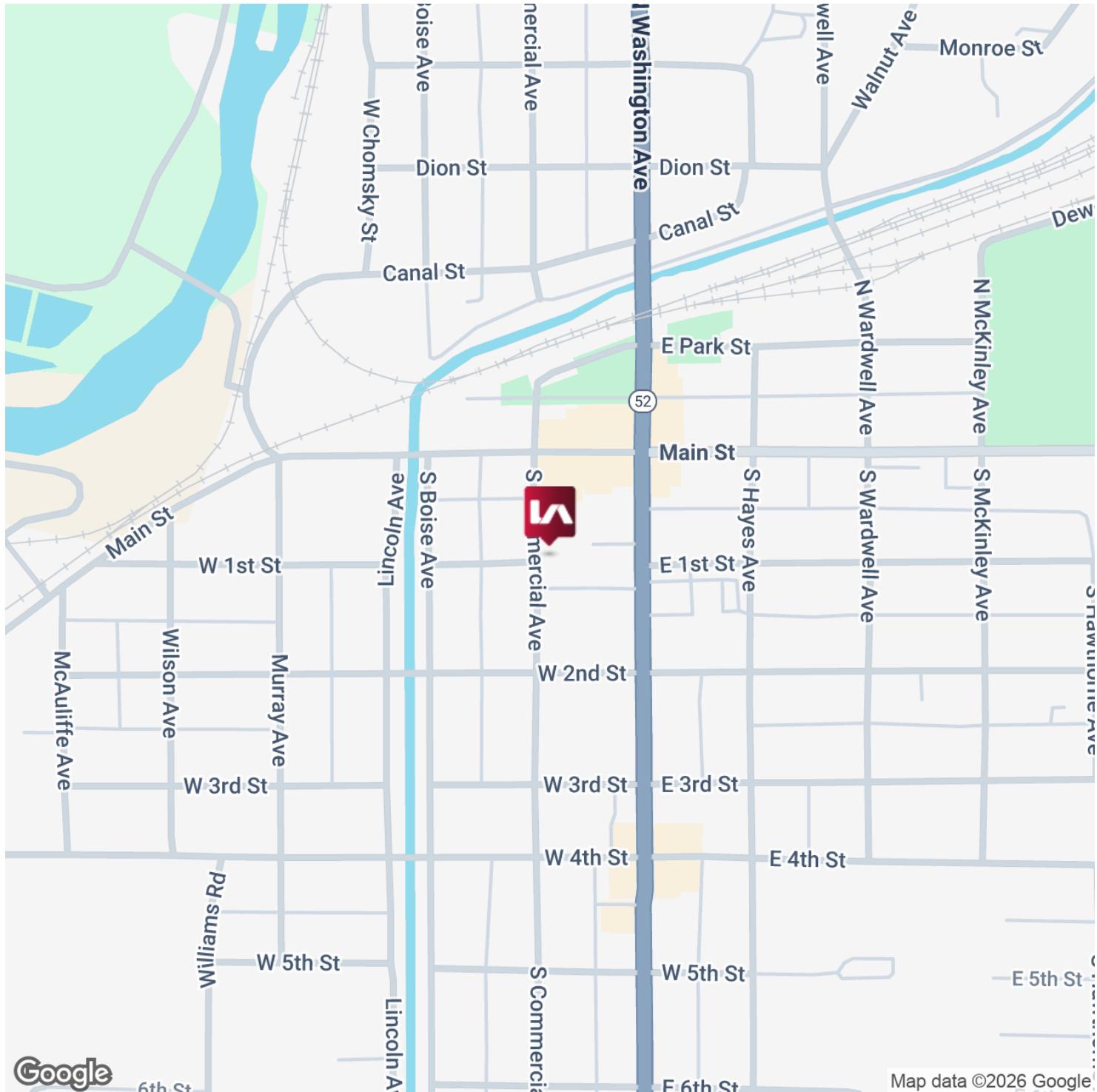


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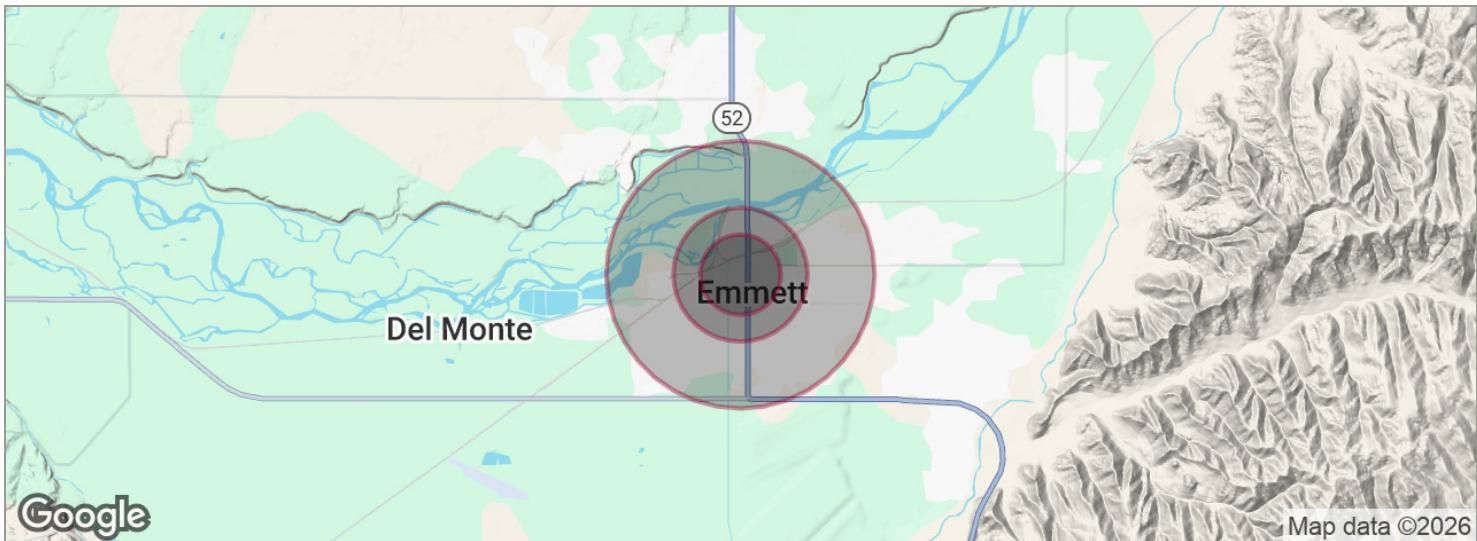
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	1,002	2,568	7,045
Median age	39	39	41
Median age (Male)	38	38	39
Median age (Female)	40	40	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	384	986	2,713
# of persons per HH	2.6	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

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