

# RETAIL BUILDING FOR LEASE || 40,659 SF

665 E. Anderson St., Idaho Falls, ID 83401



Shane Murphy

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434 Gladstone St.  
P.O. Box 2363  
Idaho Falls, ID 83403

# PROPERTY HIGHLIGHTS

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## HIGHLIGHTS

Retail Building- 55,576 SFT. Former Cal Ranch & Farm Supply location in the North Side of Idaho falls. Was a very successful location for over 50 years. 40,659 SF of lease space available which and consists of 31,721 square feet retail floor, 5,435 square feet of retail/warehouse, 1,800 square feet of office space and 1,703 square foot shop. Great visibility and exposure on Anderson , very large parking lot and a large outside secure compound area. Plenty of room for outside storage.

## DETAILS

Available Space:	40,659 SF
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Retail Floor	31,721 SF
Front Retail/Warehouse	5,435 SF
Offices	1,800 SF
Shop	1,703 SF

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Zoning: General Commerical  
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Lease Rate: Negotiable



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# AERIAL CLOSE UP

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**VENTURE ONE**  
PROPERTIES  
COMMERCIAL REAL ESTATE

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# PROPERTY AERIAL

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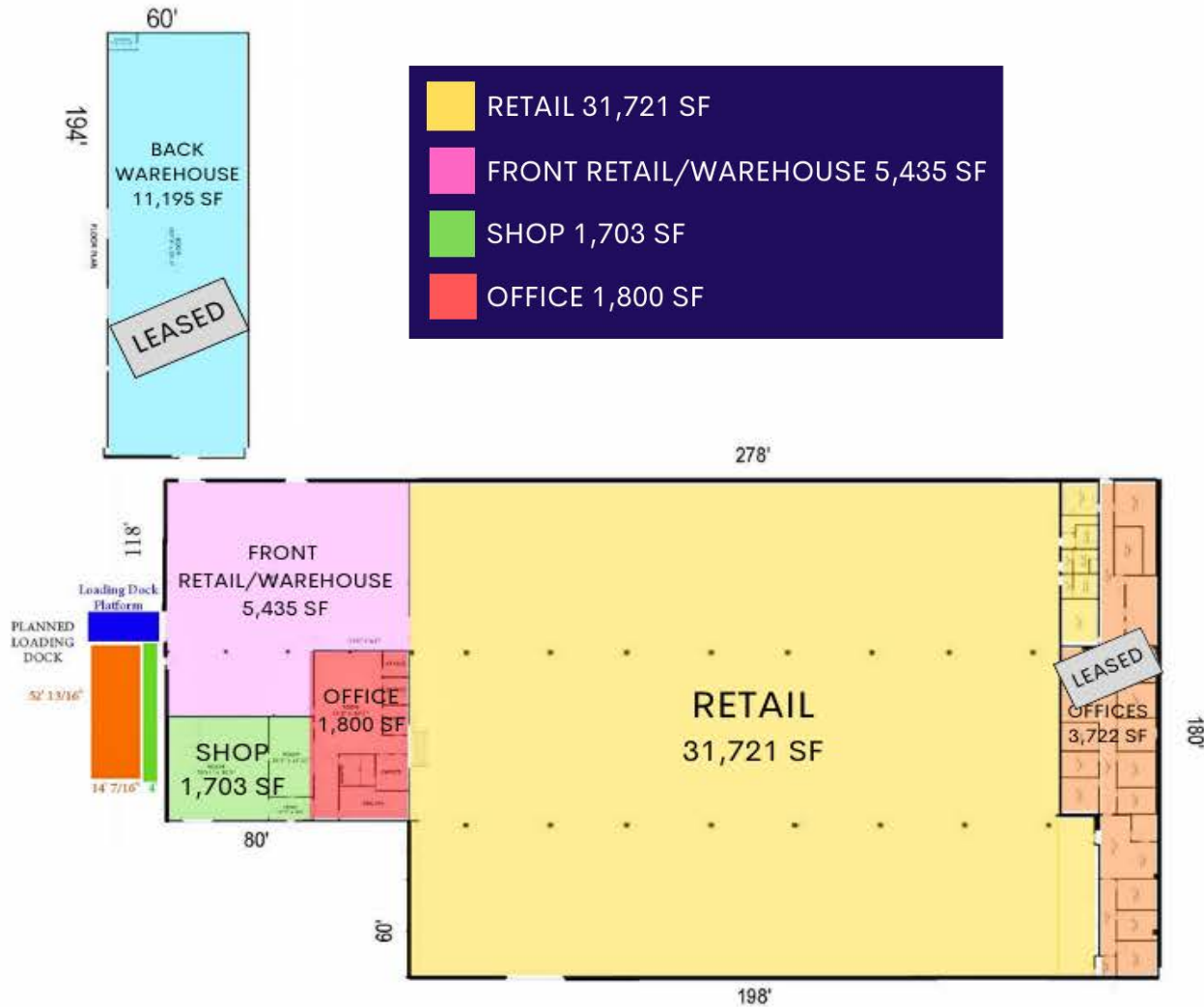
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# FLOOR PLAN

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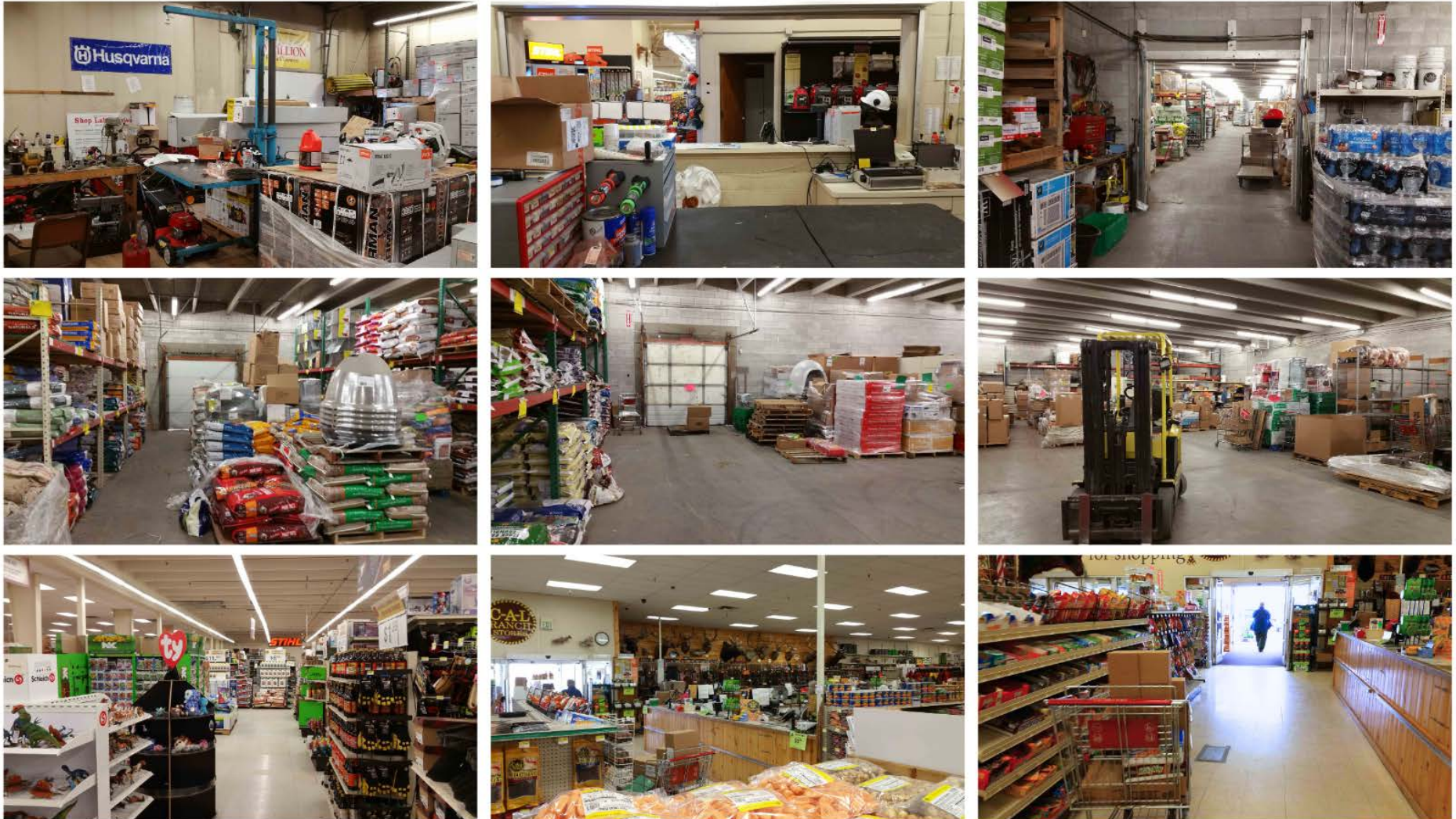
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# PHOTOS

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