

INVESTMENT SALE

2550 SOUTH 25th EAST



PROPERTY DETAILS

2550 SOUTH 25th EAST, IDAHO FALLS, ID 83403

- 5,342 SF medical office in prime location
- Asking price: \$2,100,000
- 5.8% CAP rate
- Built in 2000
- 27,500 daily traffic count on 25th East
- Zoned R2 Commercial

2024 DEMOS

EST. POPULATION



1 MILE » 7,358
3 MILE » 66,277
5 MILE » 108,900

EST. HOUSEHOLDS



1 MILE » 2,747
3 MILE » 24,000
5 MILE » 38,810

EST. AVERAGE HH INCOME



1 MILE » \$104,162
3 MILE » \$105,230
5 MILE » \$102,742



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

DUSTIN MORTIMER

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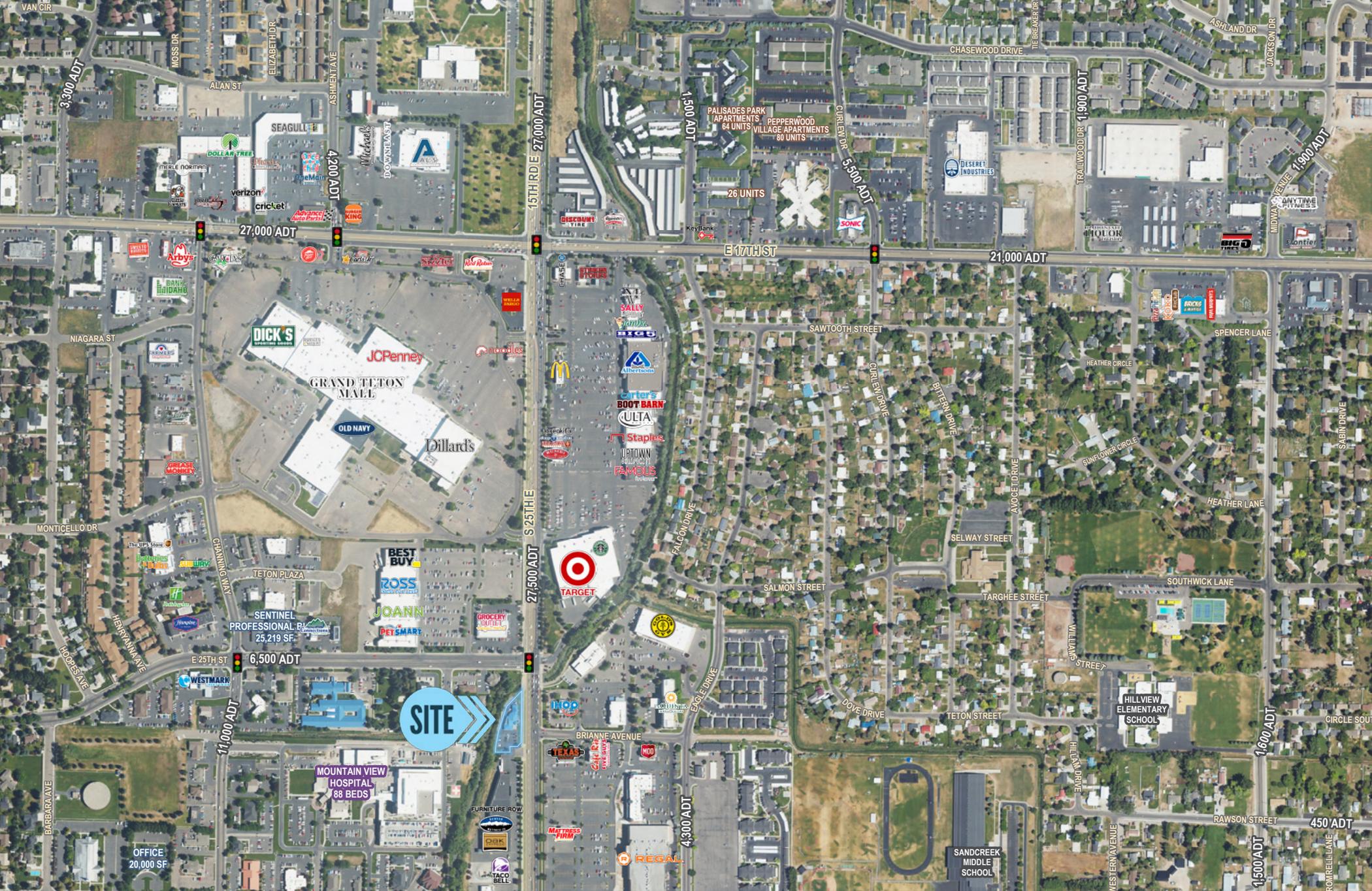
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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



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