



SALE

Buck Murphy Funeral Home Building

825 E 17TH STREET

Idaho Falls, ID 83404

PRESENTED BY:

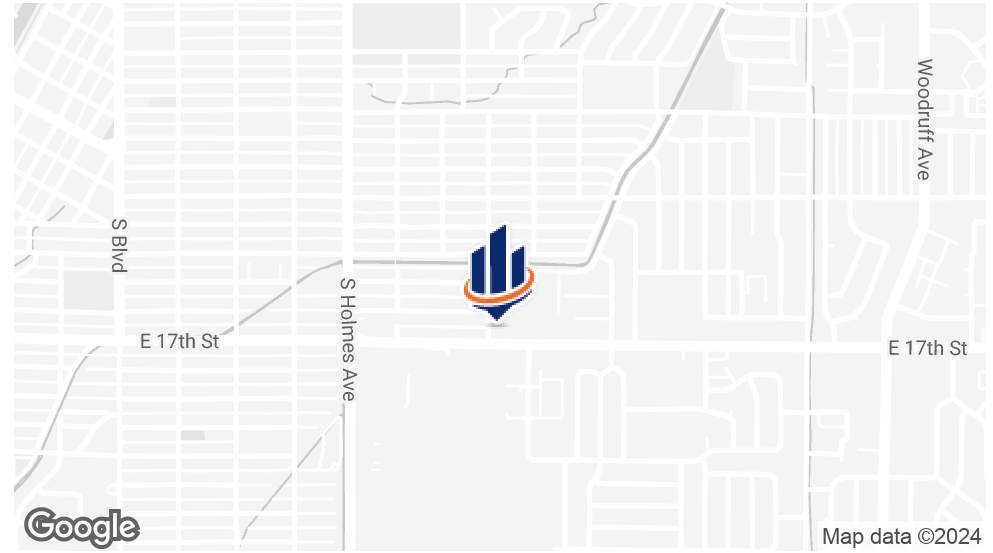
LEVI MAGNUSSON

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ID #SP57177

PROPERTY SUMMARY



SALE PRICE

\$1,900,000

OFFERING SUMMARY

BUILDING SIZE:	13,175 SF
LOT SIZE:	1.4 Acres
PRICE / SF:	\$144.21
YEAR BUILT:	1969
RENOVATED:	1995

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PROPERTY OVERVIEW

Location. Location. Location. This building is located on busy 17th street and sits on 1.4 acres of land. It was originally built in 1969. Over the years it has served the greater Idaho Falls area with funeral services. Due to the use the exterior design is unique. The building has two levels, the main floor and a basement. Includes a large commercial sized pull through garage. Currently zoned as R3A zoning. The property can be used and renovated or torn down to accommodate, retail, multifamily, office etc. Building ONLY for sale

PROPERTY HIGHLIGHTS

- Large front and rear parking lot
- Features large pull through garage
- Brick exterior with developed landscaping
- Has POTENTIAL for office, retail or multifamily use
- Prime Corner lot on a busy road

ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

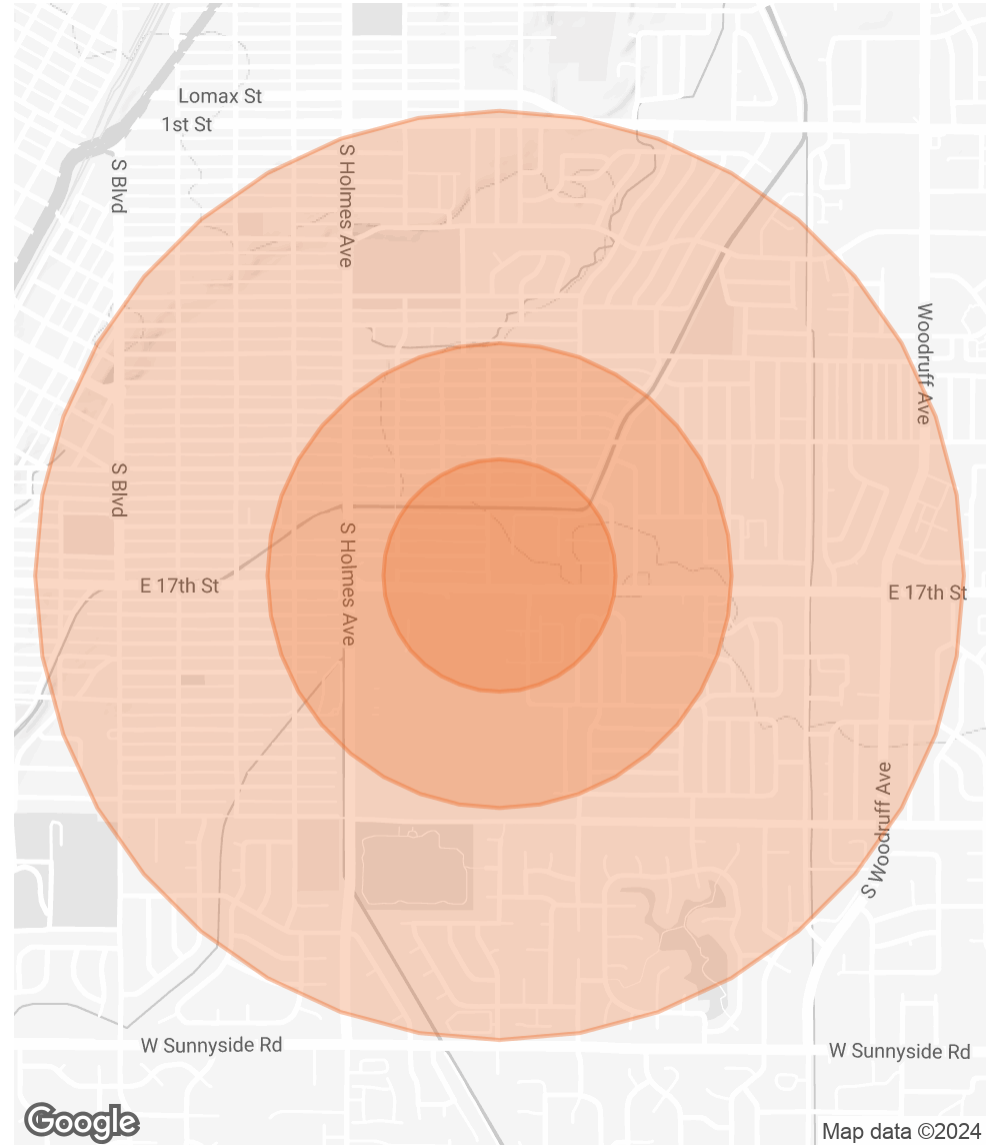
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	740	3,924	15,715
AVERAGE AGE	38.2	33.7	33.3
AVERAGE AGE (MALE)	38.2	32.8	33.0
AVERAGE AGE (FEMALE)	38.4	33.4	33.1

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

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TOTAL HOUSEHOLDS	273	1,419	6,231
# OF PERSONS PER HH	2.7	2.8	2.5
AVERAGE HH INCOME	\$95,326	\$78,273	\$70,313
AVERAGE HOUSE VALUE	\$215,171	\$176,670	\$167,831

* Demographic data derived from 2020 ACS - US Census



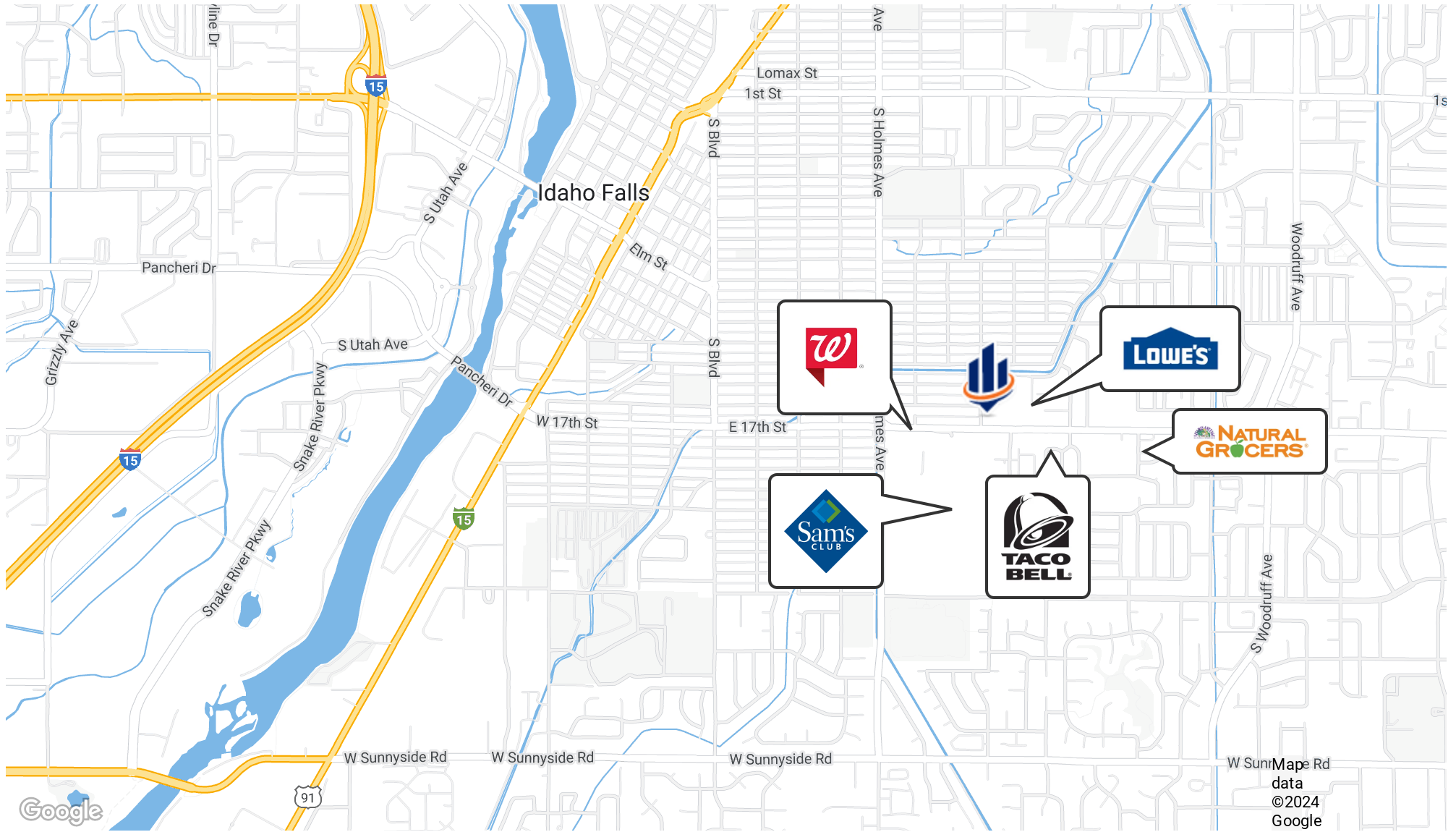
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RETAILER MAP



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ADVISOR BIO 1



LEVI MAGNUSSON

Associate Advisor

levi.magnusson@svn.com

Direct: **208.535.8520 x201**

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PROFESSIONAL BACKGROUND

Levi Magnusson grew up a military brat, and grew up in Georgia, Virginia, Arizona and Colorado. He attended BYU-Idaho, in Rexburg Idaho. Graduated with a BA in Business Management. Levi launched his career in commercial real estate in Albuquerque, NM as an intern at Allen Sigmon Real Estate Group. The internship gave insight on owning, brokering and managing commercial assets. During the internship he participated in industrial, hospitality, retail, and senior living centers.

After getting his real estate license he moved to the south east Idaho area where he focuses his expertise. Levi specializes in educating the current and future investor/property owner on market trends. Due to his experience with brokering, owning and managing properties, he is able to advise clients on nearly all aspects of owning CRE. He loves to network and help others out, he is diligent in his work and tries to put all his energy in his clients. Due to being newer to the industry this has allowed Levi to remain hungry looking for business and excelling at providing strong broker-client relations. His goal is to provide punctual and efficient data to his clientele in order to help them.

Levi's future goals are to own a strong portfolio of commercial real estate and to start a company that will manage the multi-million dollar investments.

EDUCATION

Levi is currently working towards a certificate as a Certified Commercial Investment Member (CCIM).

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