

CLIENT HANDOUT



Type: Real Estate Only
Area: Blackfoot
Asking Price: \$515,000
Address: 34 SE Main Street
City: Blackfoot

MLS #: 579868
Status: ACTIVE
County: Bingham
State: ID **Zip:** 83221

Primary Heat Source: Gas
Primary Heat Type: Forced Air
A/C Type: Central **# Parking Spaces:** 18
LA: Billy Satterfield - 208-221-3400 **DOM:**81
LO: ReMax Country Real Estate
Compensation Offered: BA: **NON:** **Dual/Var:**
Contract Type: ERS **Buyer Exclusions:** No
Sign: Yes **Agent Owned:** No **Key Box:** Yes **Key Location:** Lockbox
List Date: 7/3/2025 **Expire Date:** 12/31/2026 **Dup. Entry:** No

General



Year Built:	Effective Age:	Builder:	
Total Sqft: 9,100	Above Grade Sqft: 9,100	Below Grade Sqft: 0	% of Bsmnt Finished:
# of Buildings: 1	# of Stories: 1	# of Offices: 3	# of Bathrooms: 2
Overhead Doors:	# of Overhead Doors:	Ceiling Height:	Door Height:
Average Electric:	Average Non-Elect. Heat:	Average WSG:	Separate Utilities:

Taxes: 5196 **Tax Year:** 2024 **Real Property Taxes:** \$5,196.00 **Personal Property Tax:** \$0.00

Building/Business Name:

Monthly Rent:	Rent per SQFT:	Rent/SQFT/Year:
Annual Gross Income:	Annual Insurance:	Cap Rate:
Net Operating Income:	Other Expenses:	
Approx. Acres: 0.35	Lot Dimensions:	Parcel #:
Legal Description: Lots 1,2,3, 4 and N10' of Lot 5, Block 11, Shilling addition to Blackfoot, Bir		Subdivision: Shilling
Directions:		
Property Exclusions:		

Features

SHOWING INSTRUCTIONS	Vacant	CONSTRUCTION STATUS	Existing	TERMS	Cash, Conventional
ZONING-CITY	Commercial General	FOUNDATION	Concrete	TOPOGRAPHY/SETTING	Flat
ZONING-COUNTY	Other/NA	BASEMENT/SUBSTRUCTURE	Slab on Grade	ASSOCIATION FEE INCLUDES	None
PRIOR USE	Service Business	PRIMARY ROOF	Membrane	ELECTRICITY PROVIDED BY	Idaho Power
POSSIBLE USE	Office, Service Business	DOMESTIC WATER	City/Public Water	SEWER TYPE	City Sewer
				LOCATION	High Visibility
				SUBMIT TO INTERNET	Yes

Remarks

LARGE OFFICE BUILDING WITH THREE SUITES AND PLENTY OF PARKING! Over 9,000 square feet of space divided amongst three suites with the largest suite set up for medical use with a large reception area, nine offices/exam rooms with most of them having sinks, and plenty of storage. In addition, there are two restrooms for this suite. The center suite was most recently utilized as a daycare facility with a reception room, main office, and a large central space with cabinets, handwashing center, and deep sink. There are also two separate office spaces and a second kitchenette space. Between the second and third unit is a large space that could be used as an additional unit. This space is a large main sound-proof room and two offices. It also has access to a breakroom/kitchen space. The third suite is large common area, and three spacious offices

How Sold:	Sold Price:	Sold Comments/Concessions:
Closing Date:	SA:	SO: