



Investment Opportunity For Sale

2350 Via Caporatti Drive

Pocatello, Idaho

Highlights

- The sale includes the tenants Horrocks (Suite A) and ForMotion Clinic (formerly Rocky Mtn. Artificial Limb & Brace (Suite B))
- Immediate access to I-15
- Adjacent to Portneuf Hospital
- Views of the Valley
- Medical Business District
- Two tenant building



View Offering
Memorandum

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Asking Price:

\$1,950,000

-Let's Talk

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For Sale

Unit Square Footage Per Leases

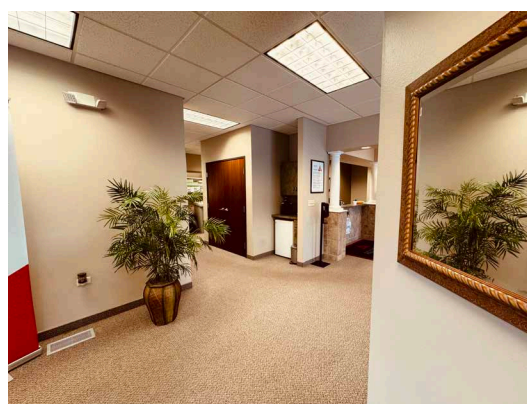
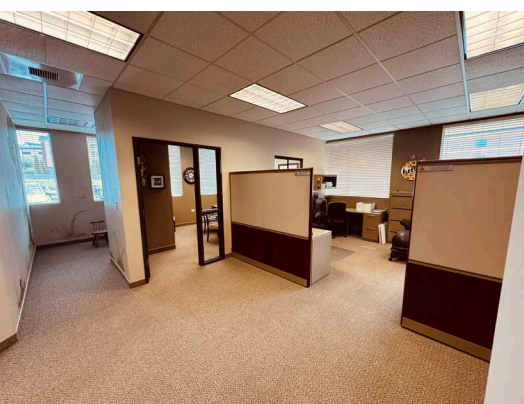
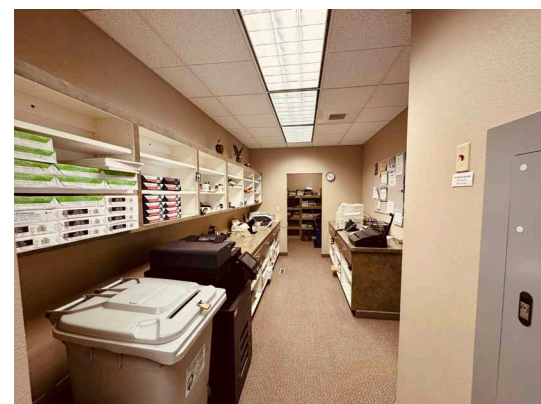
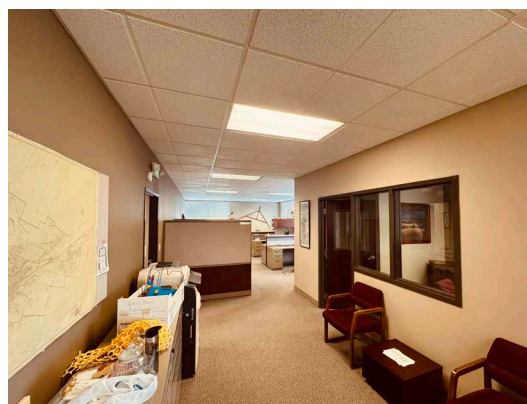
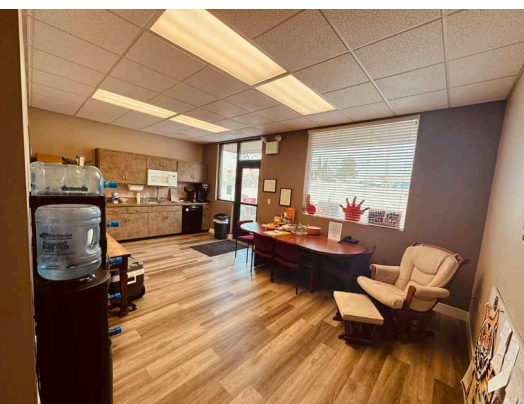
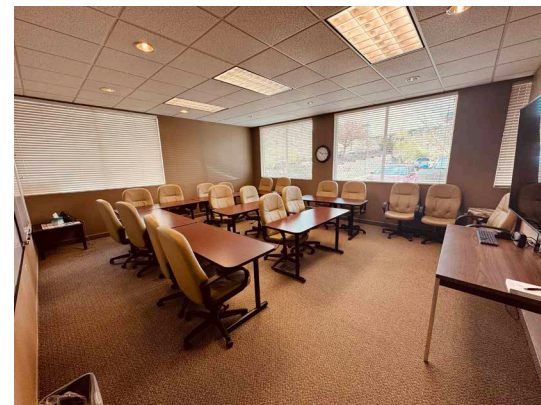
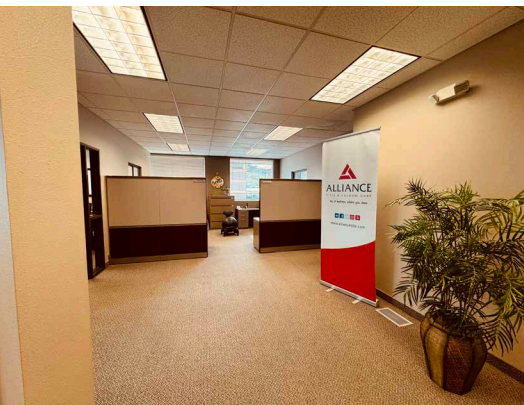
Suite	Size	Tenant
A	5,153 SF	Horrocks
B	approx. 2,200 SF	ForMotion Clinic

Property Information

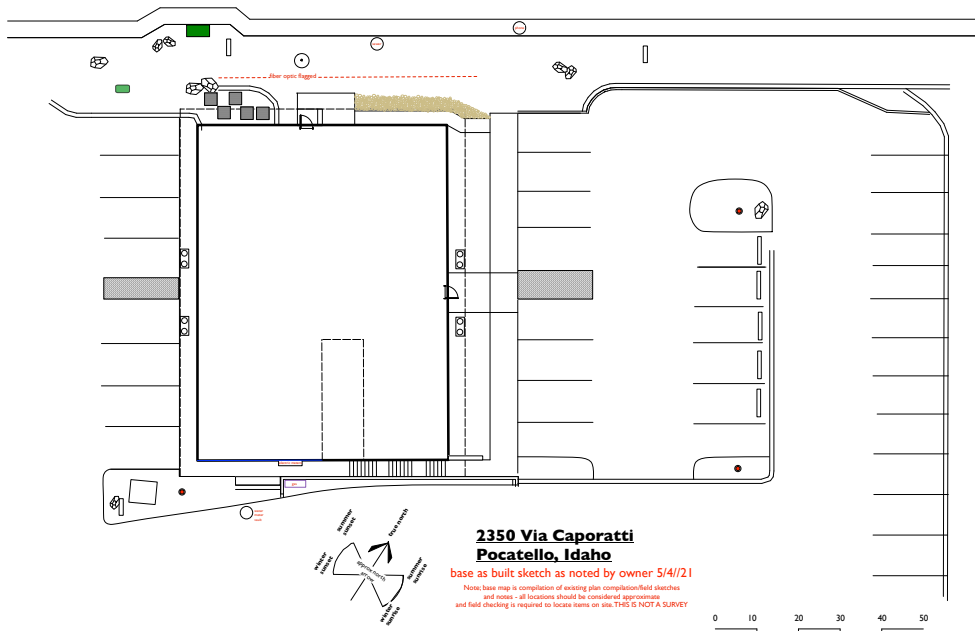
Property Type	Office
Land Size	0.64 Acres
Building Size	7,375 SF
Parking	33 Surface Spaces
Access	Contact Agent Do Not Disturb Tenants

Demos

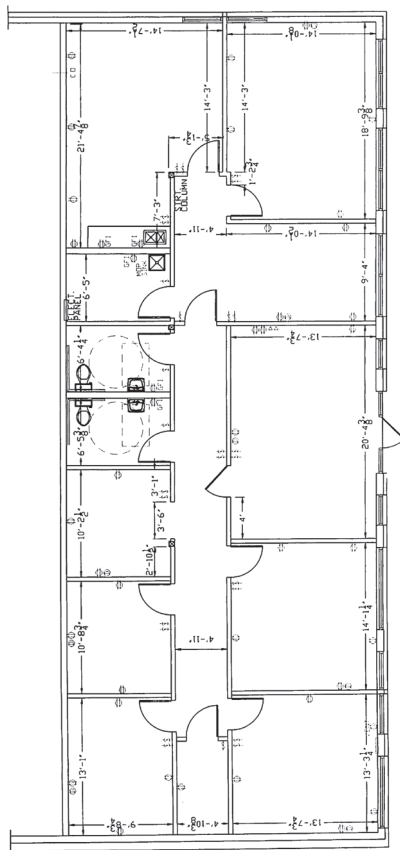
	1 Miles	3 Miles	5 Miles
Population	6,463	48,928	74,348
Households	2,444	18,858	28,203
Avg. Income	\$85,493	\$76,736	\$80,463



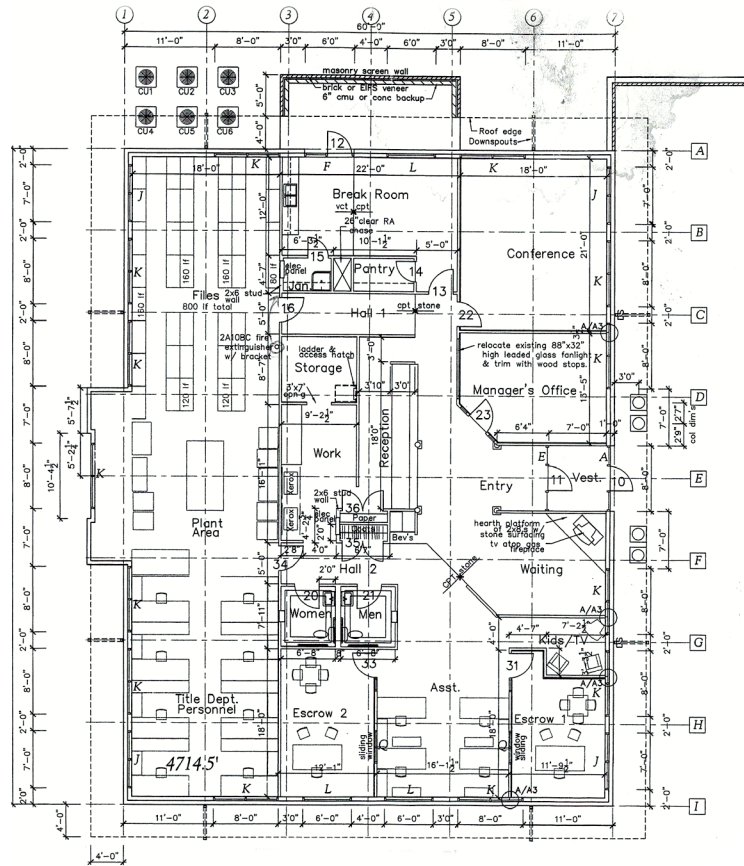
Site Plan



Floor Plans



ForMotion Clinic



Horrocks



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Tenant Overview



ForMotion™
CLINIC

ForMotion Clinic (formerly Rocky Mountain Artificial Limb and Brace) is part of the ForMotion global network of orthotic and prosthetic patient care clinics. The team you know and trust at RMALB remains the same, and are gaining even more capabilities to serve people with mobility challenges. Our team is passionate about providing the highest level of care to our patients. We strive to provide you with all of the information you will need to make the best decisions for your care. One-on-one personal attention and guidance makes ForMotion Clinic a partner in your long-term care that you can count on.

Our prosthetists and orthotists are certified by the American Board for Certification in Orthotics and Prosthetics (ABC). Our certified staff has an average of 20 years of experience. We strive to stay at the forefront of current technology including microprocessor and myoelectric devices.

rmalb.com



 **Horrocks.**

Founded over 55 years ago, Horrocks has a long-standing history of delivering exceptional infrastructure solutions. At the heart of our company is a commitment to providing essential resources for communities and improving quality of life through innovative and forward-thinking engineering practices. Our teams of dedicated professionals deliver high-quality results on every project and are driven by a culture of service.

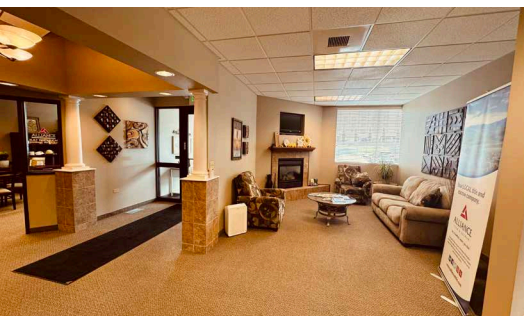
With our slogan “What we do matters,” we strive to make a meaningful difference in the world through our work. Our approach is holistic, taking into consideration all aspects of a project to ensure it meets the needs of the present while preparing for the future. We invest in our people and culture, recognizing that our success is dependent on the talents and dedication of our team. At our firm, we don’t just build infrastructure — we build better communities.

horrocks.net

Location

 [Google Map](#)

 [Street View](#)



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