



dmortimer@mwcre.com direct 208.874.0230 *View Profile*

PROPERTY DETAILS

2 NORTH 580 WEST, BLACKFOOT, ID 83221

- 8,500 SF industrial mixed-use building with two garage bays and a 2,500 SF shop area
- Updated modern exterior
- Eight offices, conference room, reception area, laundry room and three restrooms
- Two stories with a large open floor plan on the main level
- 1.375-acre lot with plenty of yard space and parking
- Private well and septic system
- Frontage on Hoff Road/Highway 39 for great visibility and ten minutes from Blackfoot City center
- Sale Price: \$1,400,000 / Lease Rate: \$1.05/SF NNN

2024 DEMOS

EST. POPULATION

1 MILE » **3,943** 3 MILE » **17,395**

5 MILE » **23,192**



EST. HOUSEHOLDS

1 MILE » 1,513 3 MILE » 6,278 5 MILE » 8,143



EST. AVERAGE HH INCOME

1 MILE » \$64,958 3 MILE » \$86,448 5 MILE » \$90,290

FULL SERVICE COMMERCIAL REAL ESTATE

3345 Chasewood Drive Ammon, ID 83406 Office 208.874.0230 www.mwcre.com

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 rel





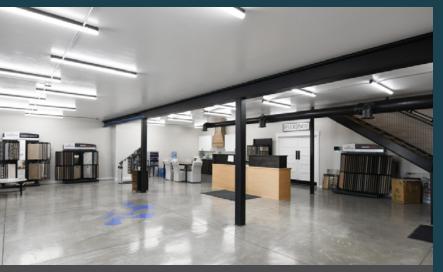


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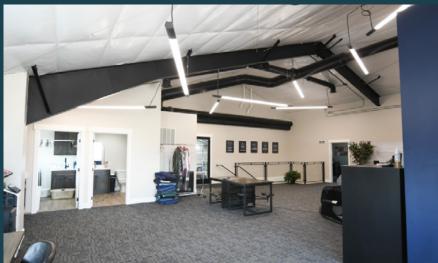


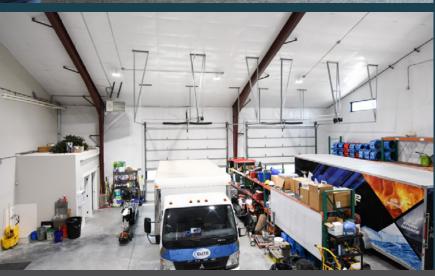


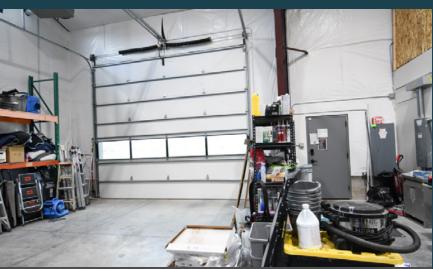


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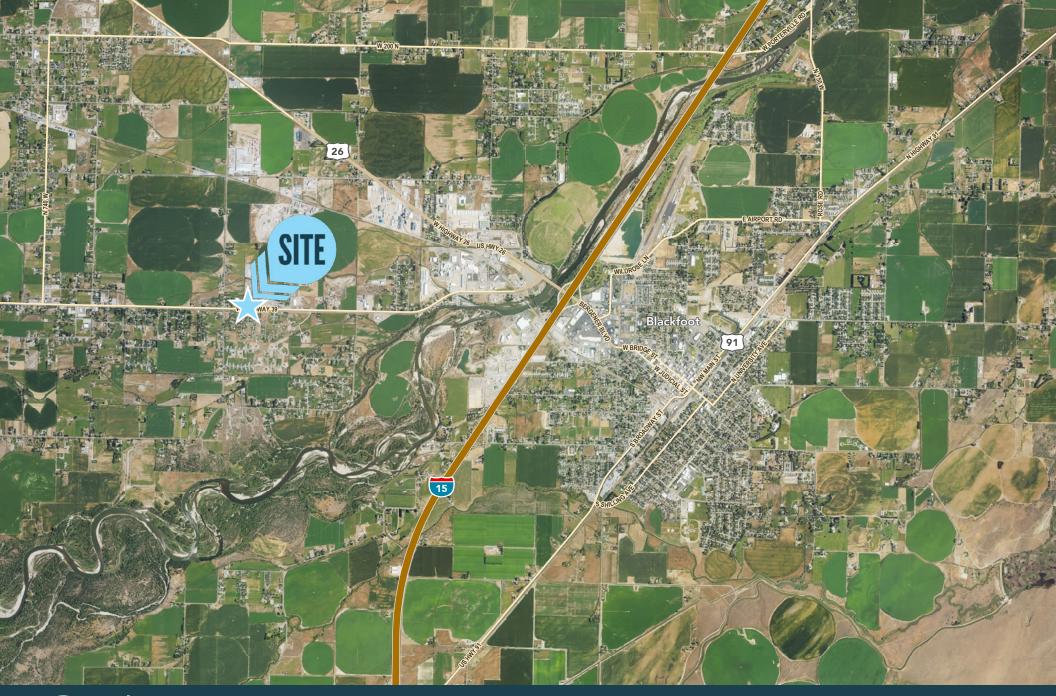




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