

INVESTMENT SALE



PROPERTY DETAILS

3393 Merlin Drive, Idaho Falls, Idaho 83404

- Fully leased, three-suite office investment providing immediate and stable cash flow
- 6,238 SF total (Suite A: 1,955 SF | Suite B: 2,098 SF | Suite C: 1,548 SF | Common Area: 637 SF)
- Newer construction (built in 2020) featuring modern design and high-quality finishes throughout
- Attractive tenant mix with established regional and local occupants
- Strategically located within the area's established medical corridor, offering strong synergy with surrounding healthcare users and long-term tenant demand
- Sales price: \$1,795,000 | 6.3% CAP rate

2025 DEMOS



EST. POPULATION

1 MILE » 7,934  
 3 MILE » 67,209  
 5 MILE » 110,371



EST. HOUSEHOLDS

1 MILE » 2,871  
 3 MILE » 24,203  
 5 MILE » 39,325



EST. AVERAGE HH INCOME

1 MILE » \$107,667  
 3 MILE » \$105,590  
 5 MILE » \$104,641

DUSTIN MORTIMER  
 dmortimer@newmarkmw.com  
 direct 208.874.0230  
[View Profile](#)

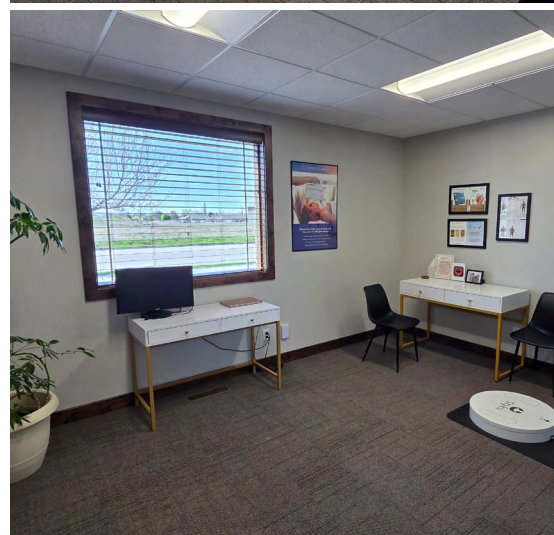
FULL SERVICE  
 COMMERCIAL REAL ESTATE  
 482 Constitution Way, Suite 211  
 Idaho Falls, ID 83402  
 Office 208.874.0230  
[www.newmarkmw.com](http://www.newmarkmw.com)



# NEWMARK

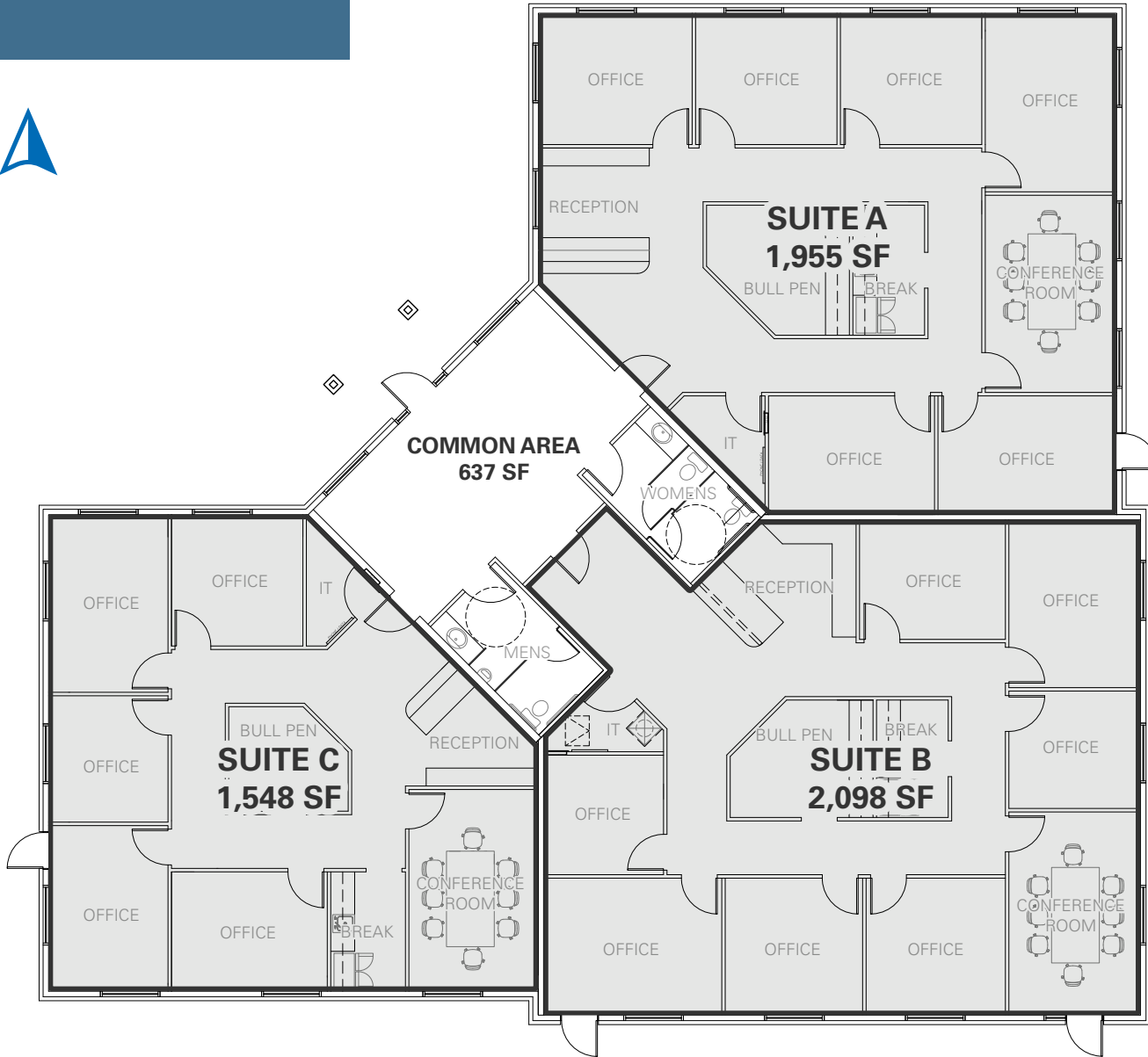
 MOUNTAIN WEST

**DUSTIN MORTIMER**  
dmortimer@newmarkmw.com  
direct 208.874.0230  
[View Profile](#)



**FULL SERVICE  
COMMERCIAL REAL ESTATE**  
482 Constitution Way, Suite 211  
Idaho Falls, ID 83402  
Office 208.874.0230  
[www.newmarkmw.com](http://www.newmarkmw.com)

FLOOR PLAN



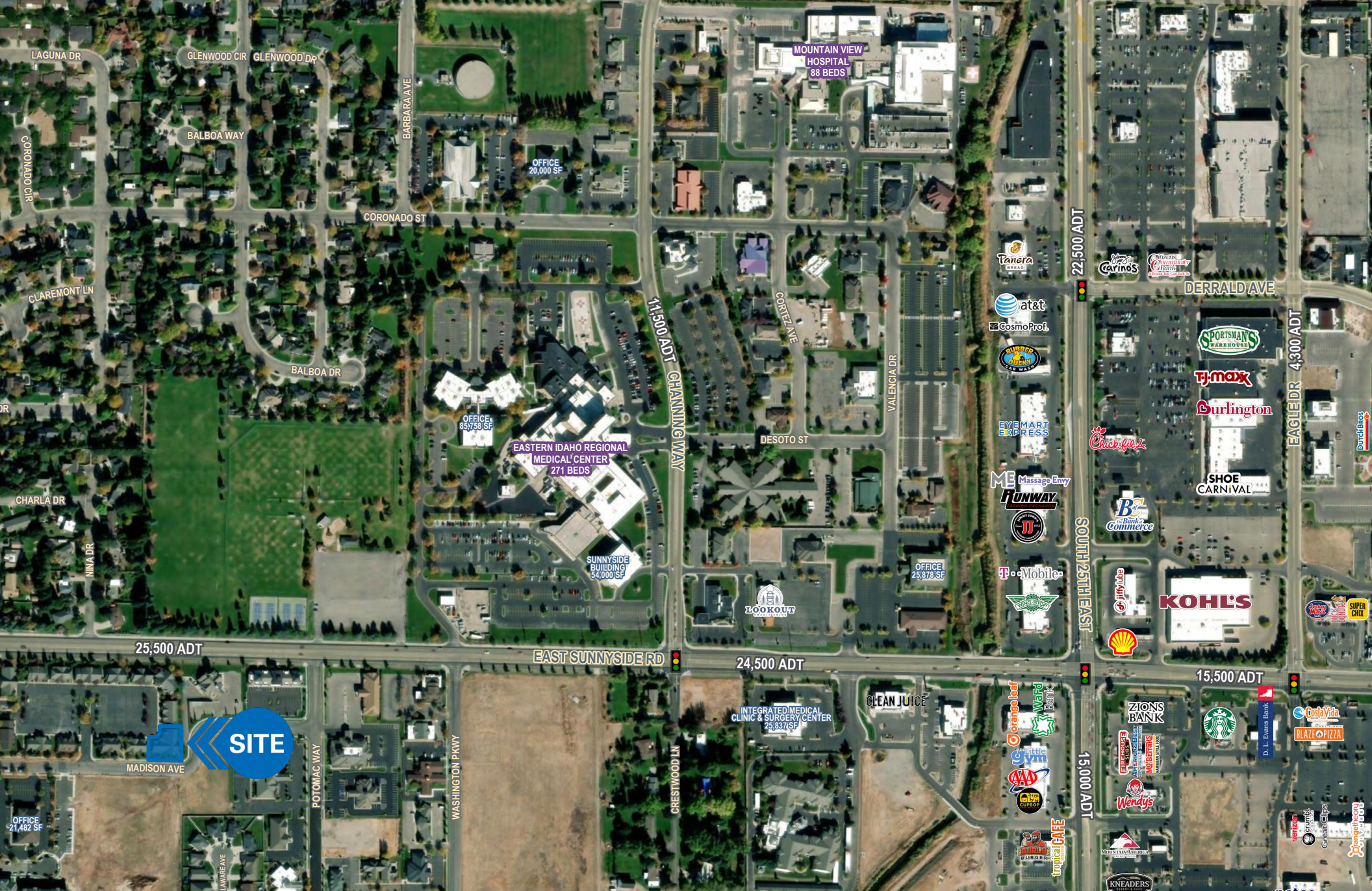
Madison Ave

NEWMARK

MOUNTAIN WEST

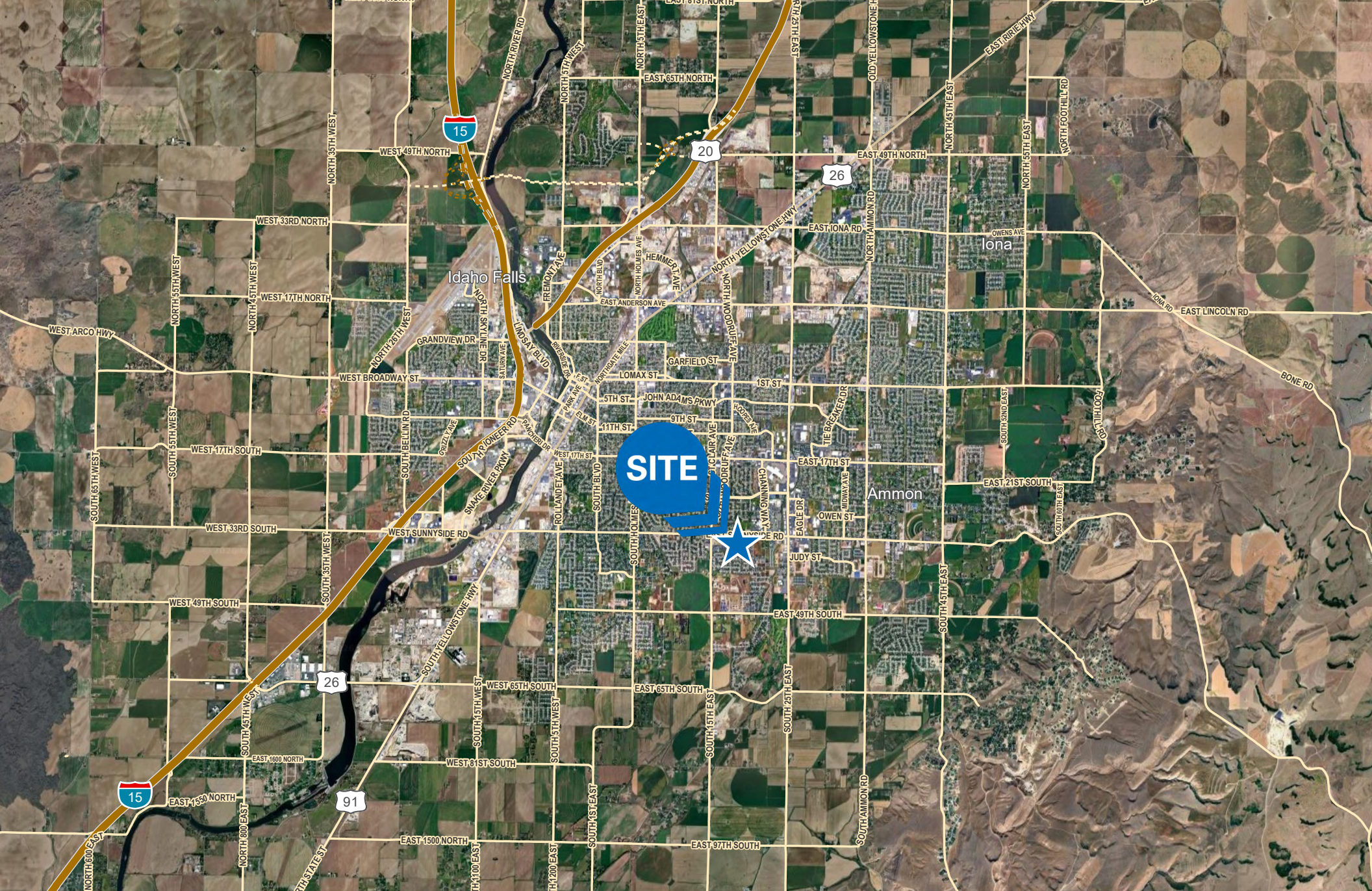
**DUSTIN MORTIMER**  
 dmortimer@newmarkmw.com  
 direct 208.874.0230  
[View Profile](#)

**FULL SERVICE  
 COMMERCIAL REAL ESTATE**  
 482 Constitution Way, Suite 211  
 Idaho Falls, ID 83402  
 Office 208.874.0230  
[www.newmarkmw.com](http://www.newmarkmw.com)



**DUSTIN MORTIMER**  
 dmortimer@newmarkmw.com  
 direct 208.874.0230  
[View Profile](#)

**FULL SERVICE  
 COMMERCIAL REAL ESTATE**  
 482 Constitution Way, Suite 211  
 Idaho Falls, ID 83402  
 Office 208.874.0230  
[www.newmarkmw.com](http://www.newmarkmw.com)



**DUSTIN MORTIMER**  
dmortimer@newmarkmw.com  
direct 208.874.0230  
[View Profile](#)

**FULL SERVICE  
COMMERCIAL REAL ESTATE**  
482 Constitution Way, Suite 211  
Idaho Falls, ID 83402  
Office 208.874.0230  
[www.newmarkmw.com](http://www.newmarkmw.com)