

FOR SALE | 6,395 SF Commercial Building | Price \$375,000

224 E. Main Street | Burley, Idaho 88318



COLDWELL BANKER
COMMERCIAL
TOMLINSON

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The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

FOR SALE | 224 E. Main Street | Burley, ID 83318

PROPERTY SUMMARY

- **Price:** \$375,000
- **Building Size:** 6,395 SF
 - ⇒ **1st Level:** 5,500 SF
 - ⇒ **2nd Level:** 895 SF
- **Parcel Size:** .19 acres (8,276 SF)
- **Zoned:** Commercial General
- **Current Use:** Physical Therapy Center
- **Off Street Parking:** (7) Spaces



PROPERTY HIGHLIGHTS

- Versatile Space
- Commercial Grade Epoxy Floor
- Updated Interior & Exterior Paint
- Updated Carpet in Office Spaces
- Updated Plumbing
- New HVAC Unit for back half of the building
- Recently Replaced Roof
- Partially Updated LED Lighting
- Updated Flooring in Men's & Women's Bathrooms
- Private Parking Lot
- Energy Efficient Washer & Dryer
- Tankless Water Tank
- (2) Handicap Parking Lots
- Great Visibility and Downtown Location

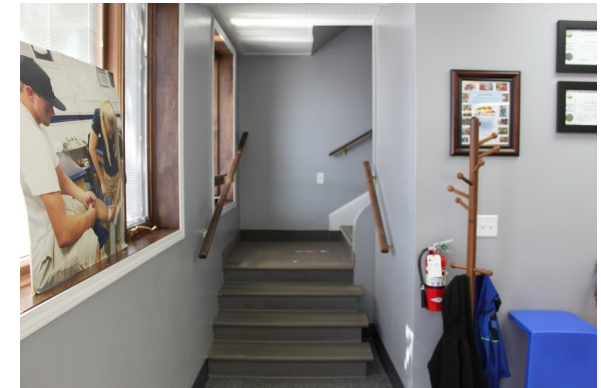
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Burley, Idaho



Area Summary

Burley is located in Southern Idaho along the Snake River and serves as the Cassia County Seat. Positioned as a hub for Southern Idaho between major cities, including Boise, Salt Lake City, and Denver

Burley, is experiencing significant Commercial growth, driven by over 1 billion in recent capital investments, expanding industrial manufacturing, as well as a strategic Downtown Revitalization Plan, which will create a more stronger and vibrant downtown area.

Burley is home to McCain Foods, the North American potato processing giant and NewCold, a cold storage processing company.

Area Highlights

As of 2026, the population of Burley is approximately 12,435 and is considered a strong option for a good and affordable place to live.

Due to Burley's location on the Snake River, the area offers an abundance of recreational opportunities, such as fishing, boating and hiking.

The average commute to the surrounding towns is within 20 minutes and Twin Falls, Idaho is only 45 minutes away. Area attractions include the City of Rocks National Reserve and Pomerelle Ski Resort.



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