

# TOK

COMMERCIAL

# 346 CHENEY DRIVE W

FOR SALE OR BUILD-TO-SUIT | CHENEY DR W & BILLIAR ST | TWIN FALLS, ID 83301



High quality, new construction office space available.

Located in the area's most rapidly developing corridor.

Centrally located near St. Luke's Hospital, Walmart, and Canyon Ridge High School.

Ample employee and client parking.

Surrounded by restaurants, retailers, and services, including; First Federal Bank, Blue Cross of Idaho, Intermountain Embryonics, Willamette Dental, CPAP Now, Interpath Laboratory, Capriotti's Sandwich Shop and more!

<b>SALE PRICE</b>	\$1,102,068
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<b>BLDG. SIZE</b>	14,500 SF
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<b>PARKING</b>	Ample On-Site
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<b>LOT SIZE</b>	1.15 AC
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<b>ZONING</b>	C-1
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CONTACT

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HIGHLIGHTS



DETAILS



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SNAKE RIVE CANYON

BILLIAR ST

SITE

CHENEY DR W

CANYON RIDGE HIGH SCHOOL

346 CHENEY DRIVE

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Starbucks SUBARU TOMMY'S EXPRESS CAR WASH BURGER KING  
Walgreens Walmart Walgreens

**SITE**

NATURAL GROCERS NISSAN LINCOLN Ford  
**RAM** VW **GMC** Jeep  
DODGE CHEVROLET MAVERIK  
HYUNDAI Shell CHRYSLER  
DUTCH BROS Chevron TACO BELL CVS pharmacy  
Starbucks GNC THEATRES Arby's HONDA  
WaFd Bank Chick-fil-A JCPenney WELLS FARGO  
Sinclair Jack in the box SONIC McDonald's COSTCO WHOLESALE  
DQ Kentucky Fried Chicken GROCERY OUTLET  
Albertsons Fred Meyer WinCo FOODS Smith's  
CHASE KeyBank US BANK PHILLIPS 66  
Walgreens FAMILY DOLLAR DOLLAR TREE

MARATHON PHILLIPS 66 THE HUMAN BEAN Shell  
Chevron McDonald's DQ

 **CLICK HERE**  
**GOOGLE MAP VIEW!**

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