

1334 NORTH YELLOWSTONE HIGHWAY



FOR SALE



PROPERTY DETAILS

1334 NORTH YELLOWSTONE HIGHWAY
REXBURG, ID 83440

- Sale Price: \$1,072,523
- North Building: 4,160 SF Total
 - » Retail: ±1,120 SF
 - » Warehouse/Storage: ±3,040 SF
 - » Second Floor: ±1,664 SF
- North Building Features:
 - » Three Bathrooms
 - » Oil Water Separator
 - » Four Bays with 14' Clear Height
- South Building: 2,400 SF
- South Building Features:
 - » Four 12' Manual Garage Doors
 - » French Drains
 - » One Bathroom
 - » One Office/Retail
 - » 3-Phase Power
 - » 200 AMP
 - » Metal Roof
- Prime Location just off Yellowstone Highway and Moody Road

2024 DEMOS

EST. POPULATION



1 MILE » **571**
3 MILE » **35,794**
5 MILE » **49,570**

EST. HOUSEHOLDS



1 MILE » **168**
3 MILE » **7,094**
5 MILE » **11,601**

EST. AVERAGE HH INCOME



1 MILE » **\$78,989**
3 MILE » **\$99,734**
5 MILE » **\$93,050**



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

DUSTIN MORTIMER

dmortimer@mwcrc.com
direct 208.874.0230
[View Profile](#)

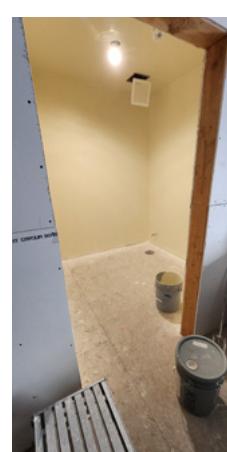
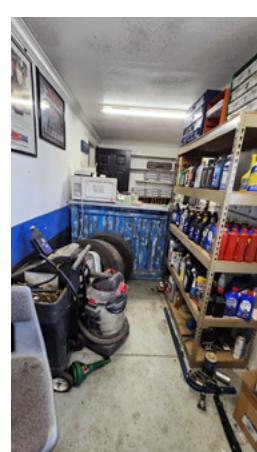
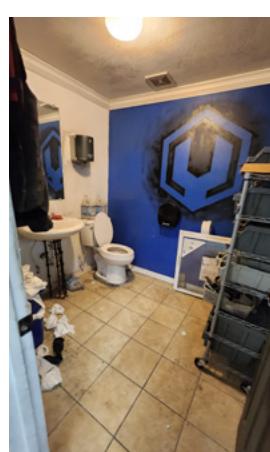
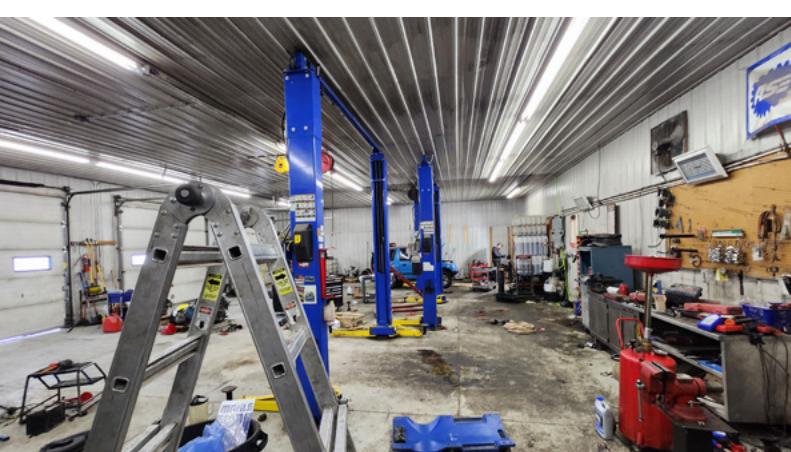
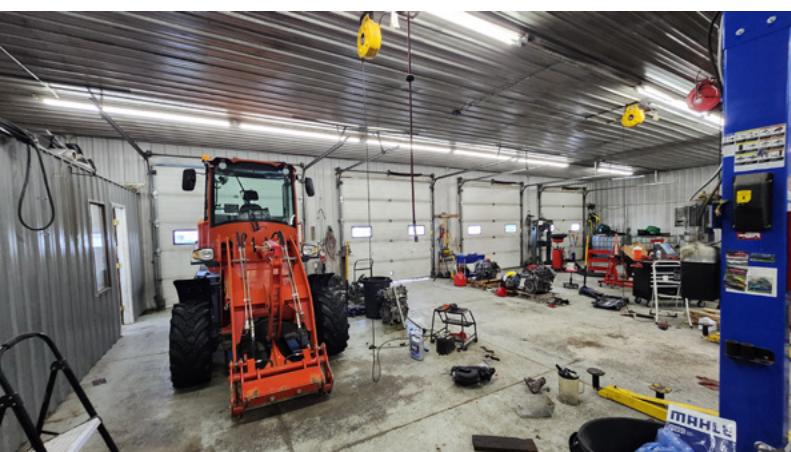
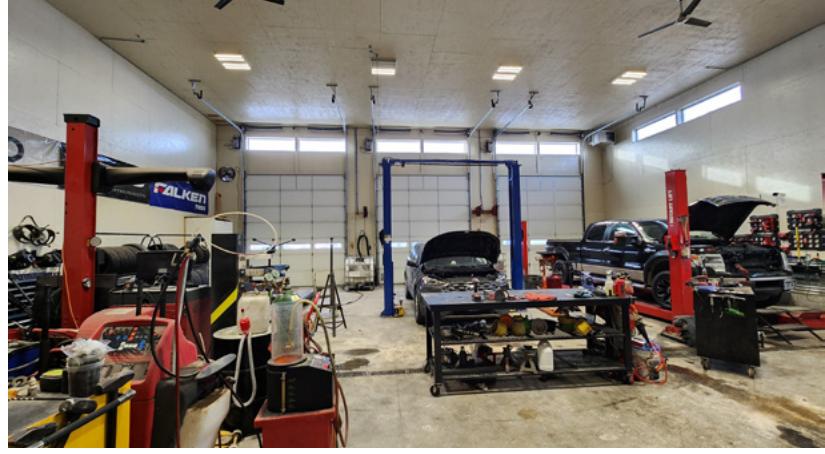
CHRISTINA HANSEN

chansen@mwcrc.com
direct 330.641.2962
[View Profile](#)

FULL SERVICE

COMMERCIAL REAL ESTATE

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



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

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

CHRISTINA HANSEN
chansen@mwcrc.com
direct 330.641.2962
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**
3345 Chasewood Drive
Ammon, ID 83406
Office 208.874.0230
[www.mwcrc.com](#)



HEGSTED RD 11,500 ADT

1,500 ADT MOODY OIL RD

4,100 ADT

4,700 ADT S YELLOWSTONE HWY

SITE



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

DUSTIN MORTIMER

dmortimer@mwcrc.com

direct 208.874.0230

[View Profile](#)

CHRISTINA HANSEN

chansen@mwcrc.com

direct 330.641.2962

[View Profile](#)

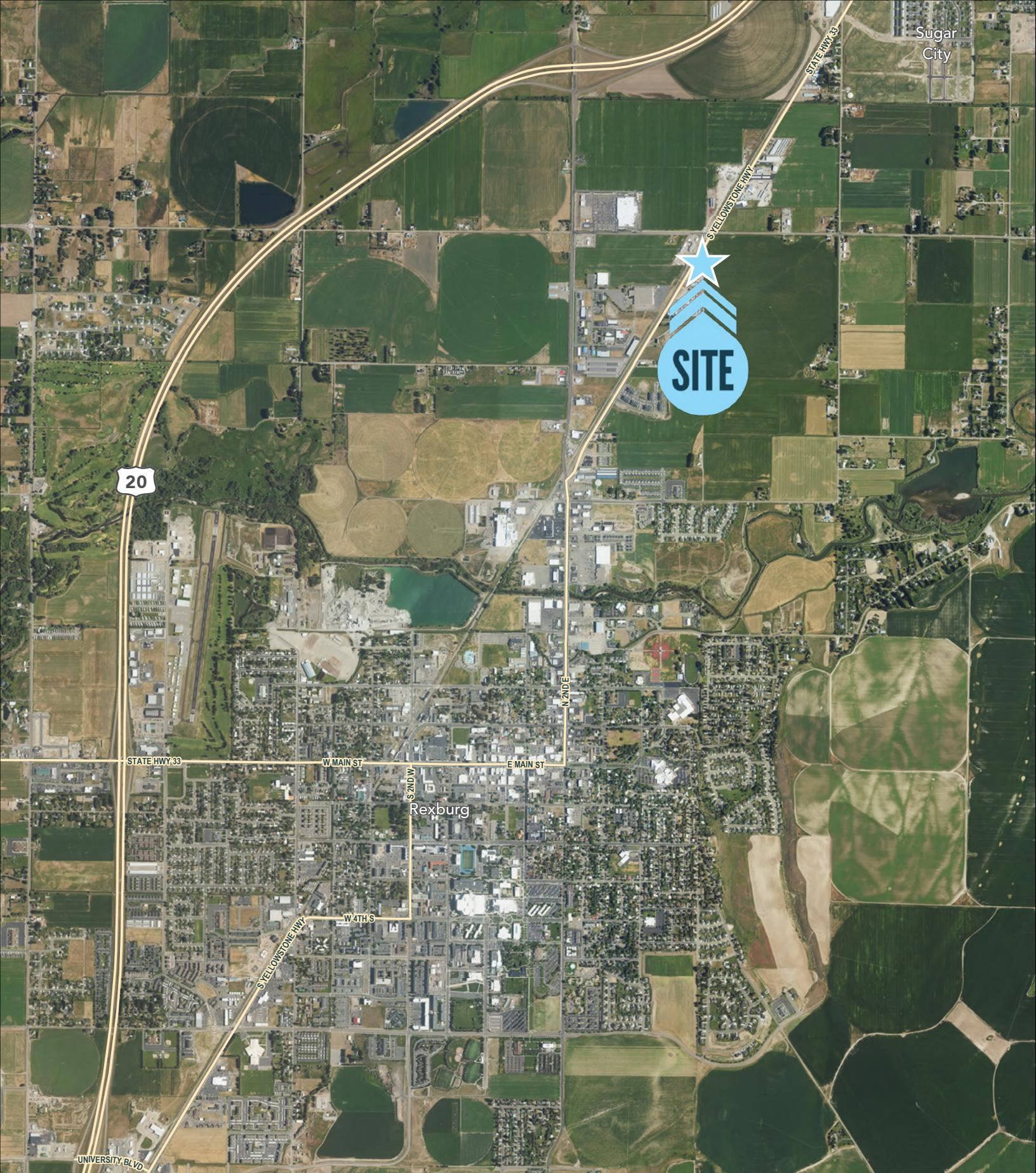
**FULL SERVICE
COMMERCIAL REAL ESTATE**

3345 Chasewood Drive

Ammon, ID 83406

Office 208.874.0230

[www.mwcrc.com](#)



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

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

CHRISTINA HANSEN
chansen@mwcrc.com
direct 330.641.2962
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**
3345 Chasewood Drive
Ammon, ID 83406
Office 208.874.0230
www.mwcrc.com