



CONTACT

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Brent Butikofer

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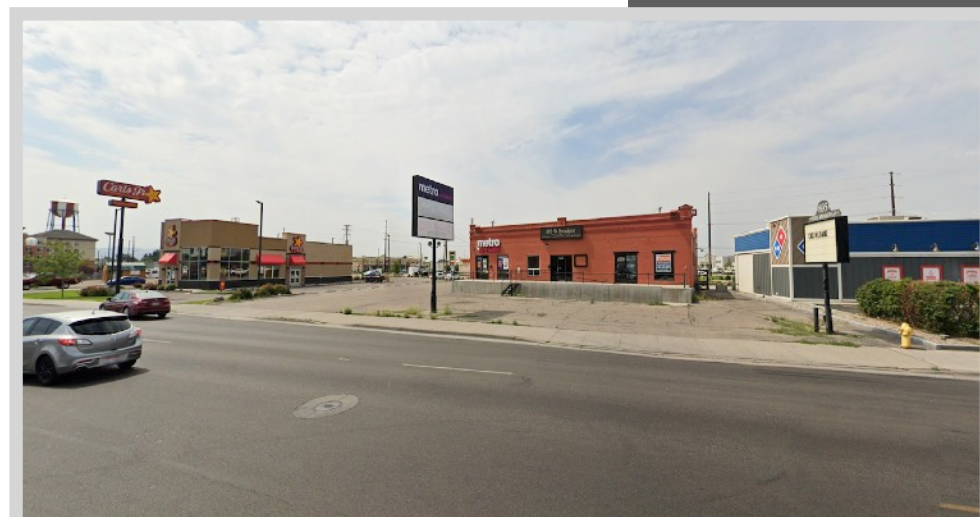
brent@idahobp.com

Office: 208.881.9694

www.idahobp.com

THE PROPERTY:

Ideal local investment opportunity located at the prominent intersection of West Broadway and Utah Avenue in Idaho Falls. The property is convenient to the I-15 interchange, provides on-site parking, and two marquee signs for tenant representation. It contains three suites and is currently fully leased.





Property Features:

- Historic Building converted to restaurant and retail space
- Convenient to I-15 interchange on Broadway
- On-site parking
- Close to downtown shops and retail
- Near scenic Snake River
- 2 marquee signs for tenant representation
- Local investment opportunity

Property Information:

Property Type: Retail/Restaurant

Number of Suites: 3

Total Building Size: 9,600 SF

Above Grade Size: 4,800 SF

Below Grade Size: 4,800 SF

Current Tenants:

1. Metro T-Mobile
2. Niche Beauty
3. Yomi Japanese Steakhouse

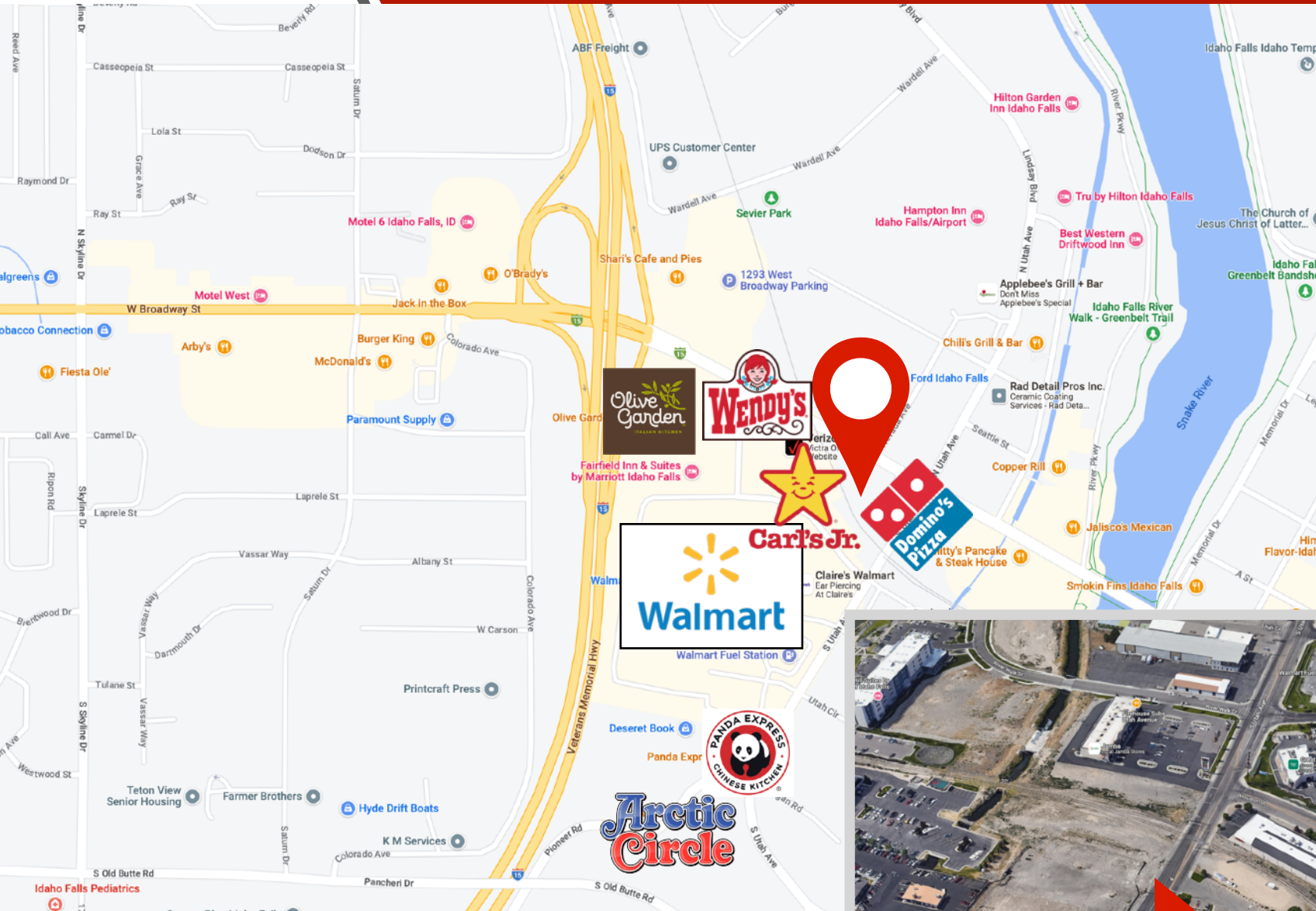


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LOCATION:

Located near the corner of West Broadway and Utah Avenue, close to the I-15 interchange.



**Subject Property:
895 W Broadway**



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