

- For SALE or LEASE -
PROFESSIONAL SPACE

**624 E. Benton
POCATELLO, IDAHO**

Dale's Inc Commercial Real Estate Services - www.DalesInc.biz - 208-232-6886 - 2055 Garrett Way - Pocatello, Idaho



CABINET SHOP OR RETAIL LOCATION!

With nearly 4,000 sf and 25,000 cars passing by every day, this is an ideal location for your business or office! The space can be remodeled to suit your needs. Just 3 blocks from ISU, this location is perfect for many commercial uses. The roof was replaced 2 years ago and the building has 3 phase power available for your equipment.

*FOR MORE INFORMATION AND PHOTOS VISIT
www.DalesInc.Biz*

Property Address: 624 E. Benton, Pocatello, ID 83201

Property Type: Commercial

Bldg Size: 24'x58' + 47'x54'

Property Size: 118' x 50'

Building Size: 3,930 sf

Zoning: Commercial

Current or last use: Cabinet Shop

Access to Interstate: <1 mile

Selling Price: \$250,000 (tools not included)

Lease Rate: \$1,250/month or 32¢ sf

Lease Type: Triple Net

Lease Terms: 3 to 5 years

Parking info: 26' x 58' off street parking

Electricity & Phase: 120/240 3ph 200 amps

Gas: Natural (Intermountain Gas)

Water & Sewer: City

Traffic Count at intersection: 25,194 (as of 2005)

Average gas bill (12 mo): \$63.00 per month

Average Power Bill (12 mo): \$56.00

Taxes: \$160.00 per month



Dale's Inc.

**COMMERCIAL REAL
ESTATE SERVICES**

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Property Leasing & Management Services

208-232-6886

**P.O. Box 4026 -2055 GARRETT WAY, BUILDING 1, SUITE 2
POCATELLO, IDAHO 83201**