

**FOR SALE  
OR LEASE**

**201 N MAIN STREET  
POCATELLO, ID**



## PROPERTY INFORMATION

|                  |   |
|------------------|---|
| Property Type:   | Office  |
| Building Size:   | 4,609 SF  |
| Space Available: | 3,410 SF  |
| Land Size:       | 5,040 SF  |
| Parking:         | 5 street side parking spaces; within walking distance to public parking |
| NOI:             | \$8,000 annual  |
| Sale Price:      | \$243,600   |

## HIGHLIGHTS

- » Located in the historic Old Town Business District
- » 3 Suite professional office building
- » Perfect for end user
- » Adjacent to Pocatello High School, multiple local restaurants, Wells Fargo, Citizens Community Bank, Key Bank and Idaho State University
- » Easy freeway access from Clark Street exit

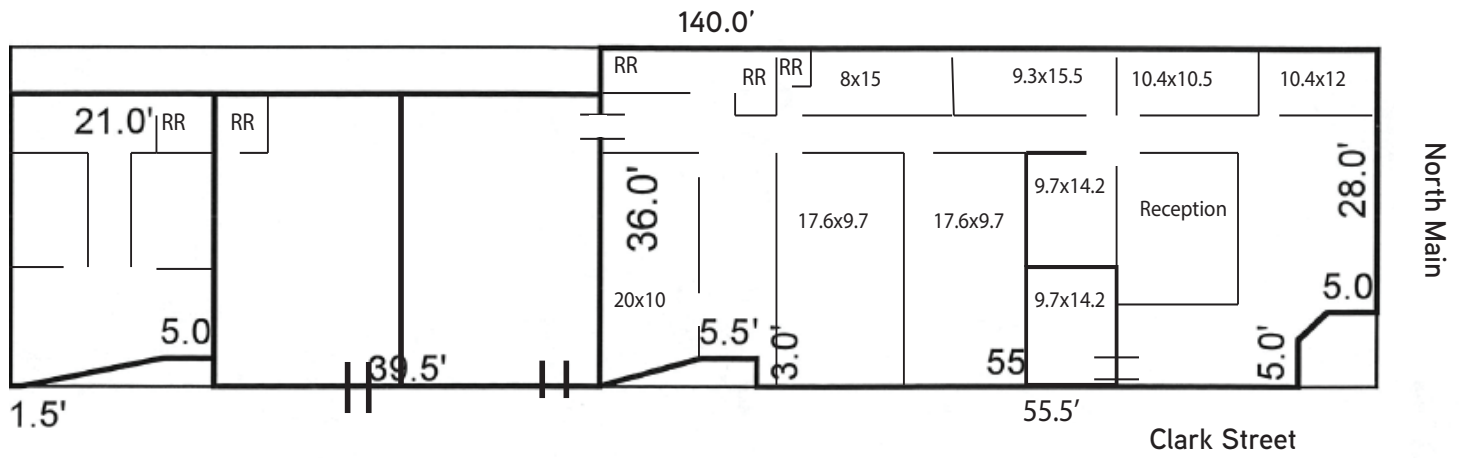


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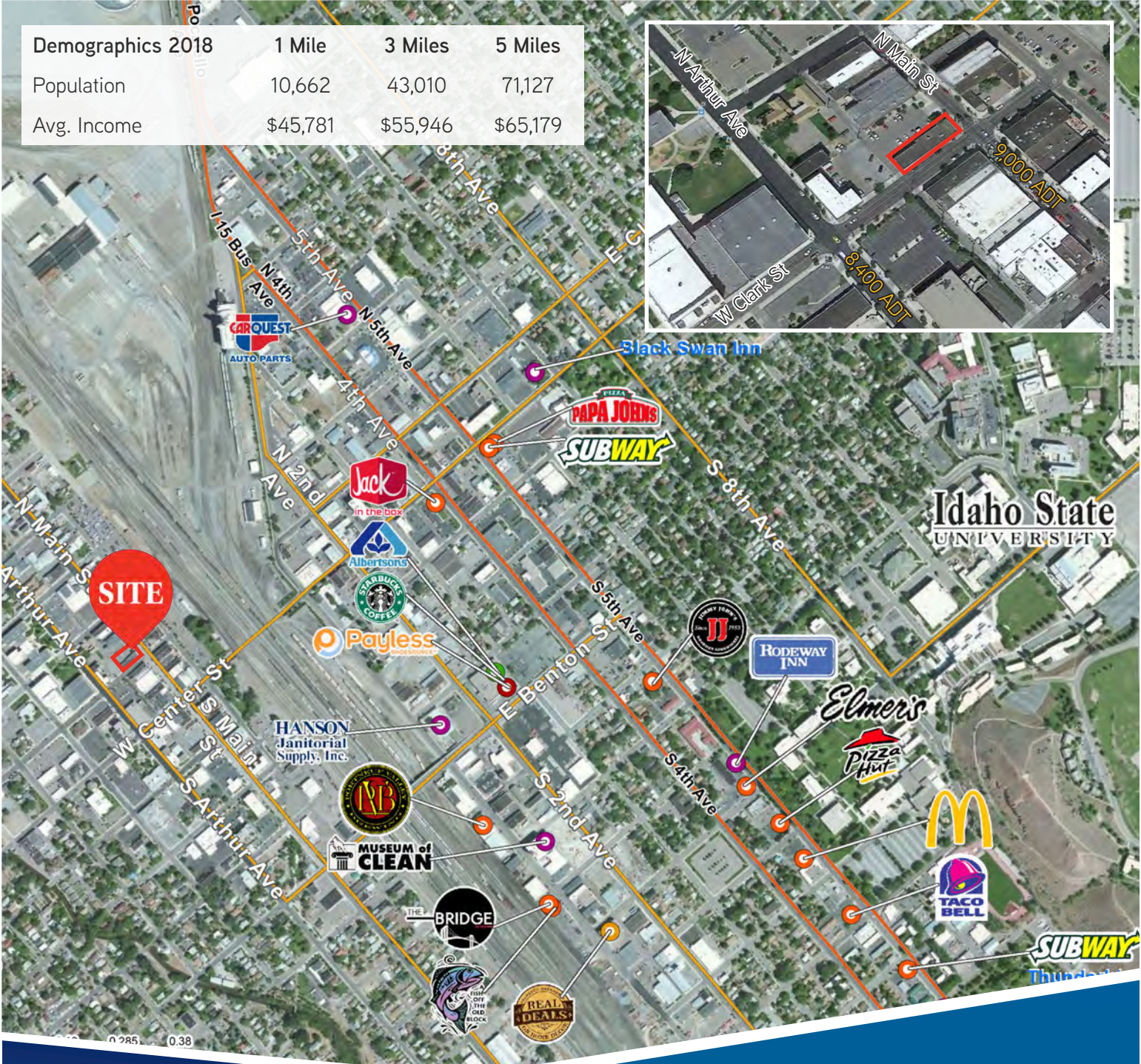
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| Demographics 2018 | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------|----------|----------|----------|
| Population        | 10,662   | 43,010   | 71,127   |
| Avg. Income       | \$45,781 | \$55,946 | \$65,179 |



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