687 BLUE LAKES BLVD. NORTH TWIN FALLS, IDAHO 83301





BLUE LAKES FRONTAGE PROPERTY FOR LEASE 8,900 SQUARE FEET ON .98 ACRES AVAILABLE

RETAIL / OFFICE / SERVICE USE



BUILDING FEATURES

OFFICE LEASE RATE	\$15.00 / SF NNN
WAREHOUSE LEASE RATE	\$4.00 / SF NNN
CURRENT BUILDING	8,900 Square Feet Total 6,900 Square Feet of Office 2,000 Square Foot Shop
LOT SIZE	0.98 Acres (42,689 SF)
ZONING	C-I Commercial Highway District Zone
HEATING	HVAC System - Gas
PARKING	Ample - On-Site - Paved & Striped
ACCESS	Full-Turn Access from Caswell Ave.
FRONTAGE	130' of Frontage on Blue Lakes Blvd.
AVAILABILITY	Tenant Vacating End of 2014

For more information, please contact:

LEANN HUME, CCIM, CLS

Retail / Investment Specialist (208) 287 8436 leann.hume@comre.com

PROPERTY FEATURES

- Excellent Retail, Office, Service or Mixed Use Property
- Foyer Entryway, Waiting Room, Private Offices, Break Room, Conference Room & Rest Rooms
- 23' x 23' Metal Shed On-Site with Overhead and Walk-In Door Also Included in Sale
- The Site is well Located on the Busiest Traffic Street in South Central Idaho
- Permitted Uses: Retail Store, Fast Food, Outlet, Automotive Dealership, Home Improvement Center, Professional Office, Restaurant, Fuel Station, Car Wash, etc.
- Retail Near Site Include Costco, WinCo, Fred Meyer, Target, Ford Auto Dealership, GMC Dealership, Motels/Hotels, C3
 Call Center, Several Fast Food Restaurants and more

CUSHMAN & WAKEFIELD | COMMERCE 398 South 9th Street, Suite 260 Boise, Idaho 83702 (208) 287 9500 www.comre.com

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FOR LEASE OFFICE / RETAIL / SERVICE BLUE LAKES FRONTAGE



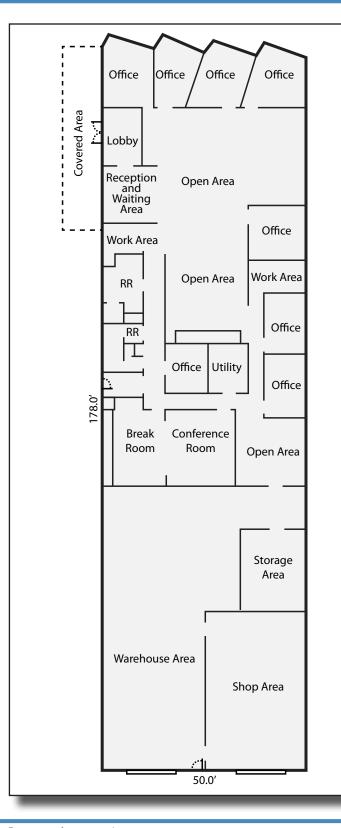
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2018 Projected Households	4,771	17,776	20,947		and and	1	Ash	04	F and the second	6
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2018 Est. Average HH Income	\$53,271	\$55,459	\$56,446	col.	1 A .	in and	Florence Ave		al Case of	
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