

FULLY-LEASED, TWO BUILDING INDUSTRIAL PROPERTY FOR SALE

2ND AVENUE S

727 2ND AVENUE S & 735 MINIDOKA AVE | TWIN FALLS, IDAHO 83301

TOK

COMMERCIAL



GRAYSON STONE

208.948.0808 / grayson@tokcommercial.com

OFFERING PRICE

\$815,540

\$126/ PER SQ. FT.

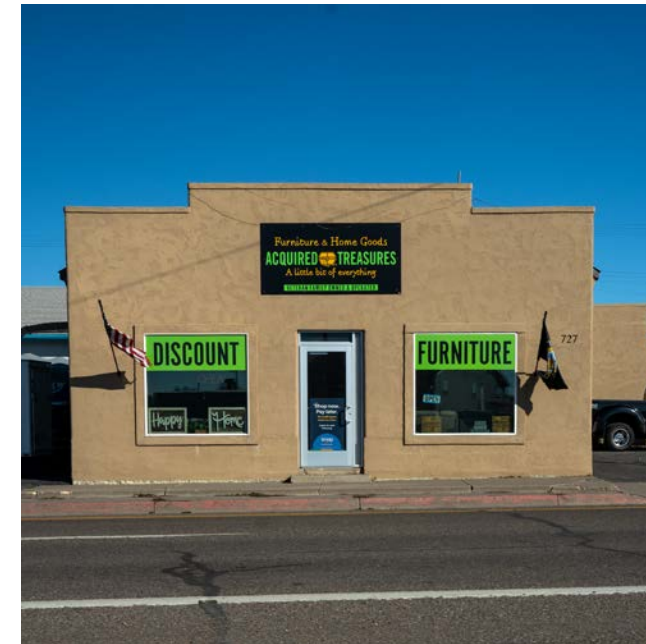


OFFERING DETAILS

Property Address	727 2nd Avenue S & 735 Minidoka Avenue Twin Falls, ID 83301
Building Sizes	735 Minidoka 3,132 SF 727 2nd Ave 3,336 SF
Lot Size	0.51 Acres
Parcel No.	RPT00011090120 RPT00011090130
Dock Doors	2
Power	220 Volt
Zoning	C-B, Commercial Business
Year Built	1953
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Sale Price	\$815,540 \$126/SF
Occupancy	100%
Net Operating Income	\$55,049
Cap Rate	6.75%
Tenant	Acquired Treasures



- Prime, Highway 30 frontage location with high visibility — 8,618 vehicles per day!
- Located on the corner of 2nd Ave. S and Nevada St. S with 2 access points.
- Two, fully-leased industrial buildings on separate parcels with separate addresses.
- Rare, sought-after high docks with retail space at front of buildings.
- Leases in place through 2024, with options to renew.
- Contact agent for further details. Please do not disturb tenants.



COMMERCIAL AVE

2ND AVE S

MINIDOKA AVENUE

8,618 VEHICLES PER DAY!

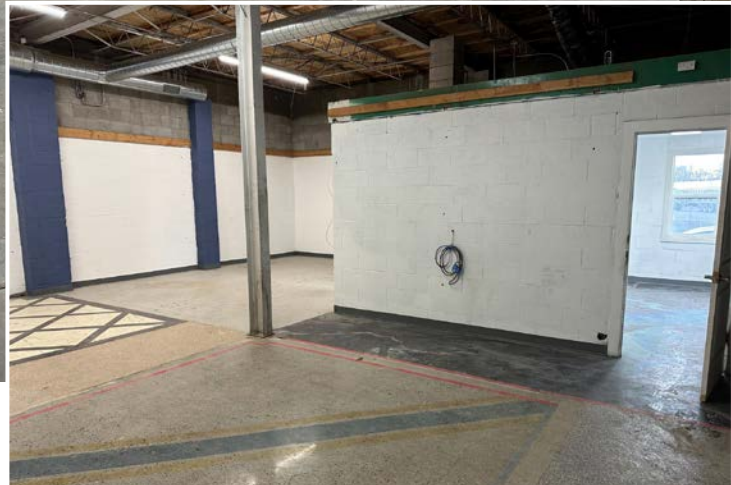
NEVADA ST

EXCELLENT EXPOSURE AT HARD CORNER LOCATION!

[3] 2ND AVENUE S

UPDATED: 2.12.2024

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[4] 2ND AVENUE S

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2ND AVENUE E

COMMERCIAL AVE

MAIN AVENUES

BLUE LAKES BLVD

2ND AVE S

SITE

NEVADA STREET E

MINIDOKA AVENUE

TRAFFIC COUNTS
2ND AVENUE S: 5,978 VPD
2ND AVE/MINIDOKA/NEVADA INTERSECTION: 8,618 VPD



TOK

Pole Line Rd W
COMMERCIAL



CANYON RIDGE
HIGH SCHOOL



Pole Line



COLLEGE OF
SOUTHERN IDAHO

TWIN FALLS



TWIN FALLS
HIGH SCHOOL



SITE

CON AGRA
FOODS



Shoshone
2nd Ave S

30

Kimberly Rd

CHOBANI



AMALGAMATED
SUGAR

Sugar Factory Rd

Center S

[6] 2ND AVENUE S

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FINANCIAL SUMMARY
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[7] 2ND AVENUE S

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