



PRIME COMMERCIAL PROPERTY

FOR SALE

**500 NORTHGATE/540 EMERSON,**

IDAHO FALLS, ID 83402



## CONTACT US

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## 500 NORTHGATE/540 EMERSON

IDAHO FALLS, ID 83402



## THE OPPORTUNITY

BOSS Real Estate is pleased to exclusively present ±8,296 square feet of commercial space for sale at 500 Northgate / 540 Emerson, Idaho Falls, ID 83402. Centrally located in Idaho Falls, this offering presents a strong opportunity for owner-users or investors seeking a flexible, well-positioned commercial asset with multiple income and use components.

The property includes a ±8,296 SF single-story main building featuring adaptable floor plans suitable for office, medical, or boutique retail uses. The building benefits from prominent street frontage, large windows for visibility and natural light, and ample on-site parking. Existing open areas and private offices allow for efficient reconfiguration and tenant customization. Also included is an approximately 6,600 SF shop building equipped with four (4) overhead doors and restroom facilities, ideal for light industrial, contractor, service, or storage-related operations.

The offering is further complemented by a ±0.42-acre vacant lot located on Northgate Mile, providing future development potential, expansion flexibility, or additional investment upside. Positioned minutes from downtown Idaho Falls with convenient access to major roadways, the property benefits from strong visibility, accessibility, and consistent traffic flow. Commercial zoning supports a wide range of business uses, making this a rare opportunity to acquire a diversified commercial property in one of Idaho Falls' established business corridors.

# PROPERTY SUMMARY

<b>Address</b>	500 Northgate/540 Emerson, Idaho Falls, ID 83402
<b>Available Space</b>	8,296 SF main building 6600 SF shop .42 acre vacant lot
<b>Property Type</b>	Commercial
<b>Tenants</b>	Vacant / Owner-User Opportunity
<b>Building Area</b>	8296 SF main building 6600 SF shop building
<b>Zoning</b>	Commercial
<b>Year Built</b>	To be confirmed
<b>Parking</b>	On-site parking available





SHOP  
6600 SF

8296 SF

.42 AC

# Property Highlights

## LOCATION:

Centrally located at 500 Northgate / 540 Emerson, Idaho Falls, ID 83402, the property offers immediate access to downtown Idaho Falls, surrounding business services, and major arterial roadways. The site benefits from strong visibility along established commercial corridors, convenient ingress/egress, and proximity to regional highways, making it well-suited for office, service, retail, or light industrial users.

## SPACE AVAILABLE:

**Main Building:** ±8,296 SF single-story commercial building

**Shop Building:** ±6,600 SF

**Vacant Land:** ±0.42-acre parcel located on Northgate Mile

## INTERIOR LAYOUT & FUNCTIONALITY:

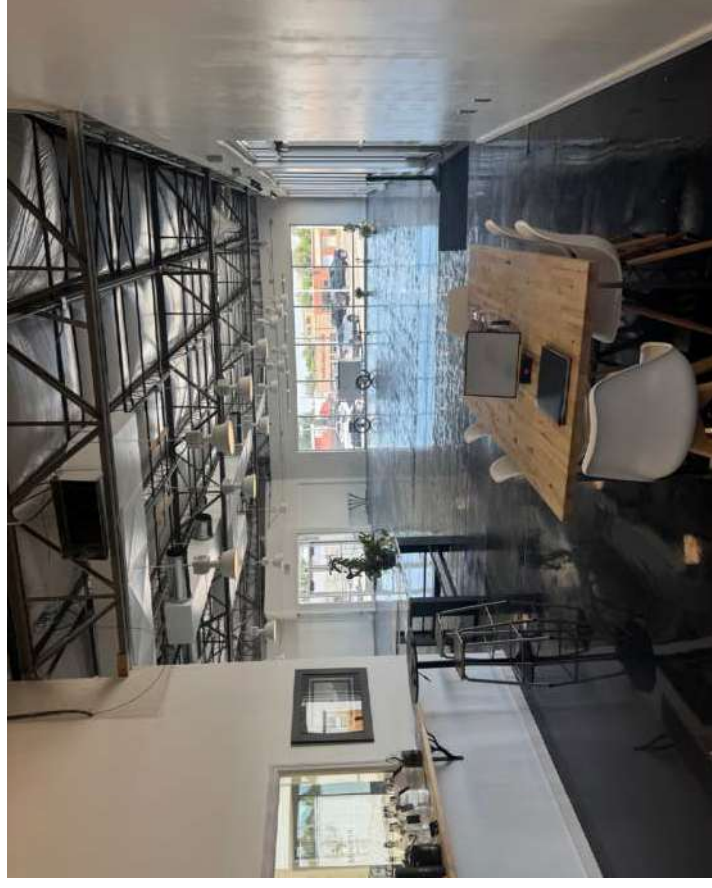
The main building features a flexible layout with open floor areas and private offices, allowing for efficient reconfiguration. The space is suitable for professional services, medical or administrative offices, or boutique retail uses. The on-site shop building supports operational or service-oriented uses and includes four (4) overhead doors and restroom facilities, ideal for contractor, storage, or light industrial functions.

## BUILDING FEATURES:

- Single-level construction with efficient space planning
- Combination of open areas and built-out private offices
- Fully conditioned space with central heating and cooling
- Functional shop building with clear-span utility
- Well-maintained exterior with signage and branding potential

## PARKING & ACCESSIBILITY:

Ample on-site parking is available to accommodate employees, customers, and service vehicles.



# Main Building Layout



# Photo Gallery



# Photo Gallery







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