

PRIME RESTAURANT OR RETAIL SITE

683 LINDSAY BOULEVARD | IDAHO FALLS, IDAHO | 83401

1.28 ACRES OF LAND FOR SALE OR GROUND LEASE

BLAKE PHIPPEN | 208.357.4996 | blake@tokcommercial.com

MICHAEL BALLANTYNE, SIOR, CCIM | 208.947.0831 | mjb@tokcommercial.com



6% PROCURING BROKER FEE | LIMITED TIME OFFER!

UPDATED: 8.26.2026

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683 LINDSAY BLVD

COMMERCIAL LAND FOR SALE OR GROUND LEASE



DETAILS

SUBMARKET:	Idaho Falls
LOT SIZE:	1.28 Acres
PARCEL NO:	RPA00007139208
ZONING:	HC - Highway Commercial
SALE PRICE:	\$450,000 (\$8.07/SF)
LEASE RATE:	Contact Agent



HIGHLIGHTS

Prime location within walking distance of the Snake River with easy and immediate access to both I-15 and Highway 20.

Located along primary hospitality, retailer, and service corridor.

Within minutes of downtown Idaho Falls!

Wide range of potential commercial uses with HC zoning designation.



CONTACT

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DEMOGRAPHICS



POPULATION
103,441
5 MI. RADIUS



HISTORIC ANN. GROWTH
6.1%
5 MI. RADIUS



AVG. HOUSEHOLD INC.
\$102,308
5 MI. RADIUS

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