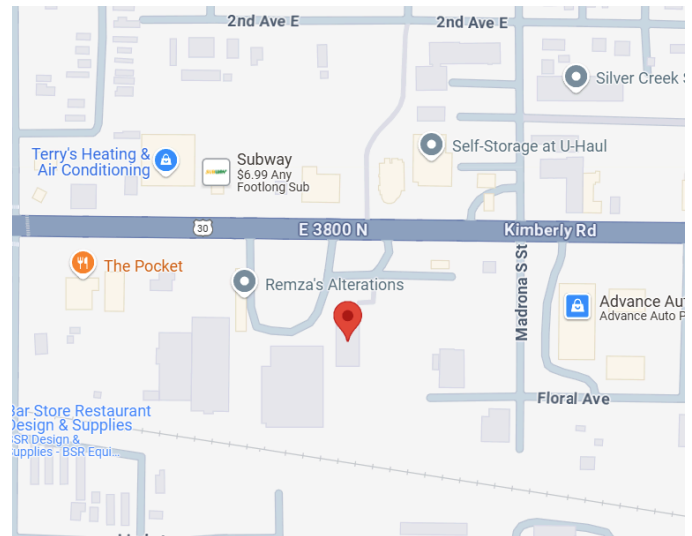


COMMERCIAL BUILDING FOR LEASE

GSR COMMERCIAL

📍 1730 Kimberly Road Twin Falls, ID 83301

MLS#98946592



PRICE: \$13 per sqft / year nnn

BUILDING SIZE: 7500 sqft of which approx.
3300 sqft finished show room

ZONING: C-1

MARKET: TWIN FALLS

PARKING: 21 customer parking spots &
additional parking behind building

TRAFFIC COUNT: 16,000 Cars daily

PROPERTY OVERVIEW

Large 7,500 square foot metal building with metal roof. Approximately 3300 square feet of finished showroom which includes 2 private showrooms. 2 private offices and 1 open office area. Remaining area is store room with concrete floors and overhead roll-up door. The building is heated with gas furnace and has 2 air conditioners. There are 21 paved parking spaces in front of the building for customers, while 20+ paved parking spots in back for employees/ company vehicles in a fenced area. The lease is for the west 94 feet of the lot. \$13 per sqft per year NNN for a 5 year term



Walt Hess
Office: 208-734-0400
Cell: 208-410-2525

walthess@gemstaterealty.com



Adam Hess
Office: 208-734-0400
Cell: 208-571-6644

adam@soldonidaho.com