

22,967 SFT MULTI-TENANT BUILDING & 4,000 SFT TWO-STORY RESTAURANT

EAGLE PINES PLAZA

3520/3544 E. 17TH ST. | IDAHO FALLS, ID | 83406



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OFFERING SUMMARY

Sale Price:	\$3,250,000
Building(s) Cap Rate:	7.45%
NOI:	\$241,086
Includes 3% Management and 5% Vacancy	
Zoning:	C-1
Year Built:	2006

PROPERTY HIGHLIGHTS

Building--

- Prime Ammon location near the hospital and major shopping, situated in a high-growth area
- Large shared parking lot with 129 total parking spaces

Unit 1-

- Corner location with excellent traffic visibility and signage
- 2 Story restaurant with outdoor and upper level seating. Wine cellar in the lower level

Unit 3-

- Elevator providing full ADA compliance
- Two upper-level common-area balconies and his and her restrooms
- Shared common-area kitchen and break room
- 4 large main suites on the lower level
- Mid-size and executive suites available upstairs

PROPERTY OVERVIEW

Total Eagle Pines Land- Approximately 2 AC

Building 1- 4,000 SF - Restaurant Corner Lot
Tenant: Cast Iron Restaurant

Building 2- 22,967 SF- Professional Office
(Multi –Tenancy)

Tenants Include: Idaho Escape Rooms, Porter Pro Media, Salon H Davis, and Dr. Mofett

THE PROPERTY

Eagle Pines Plaza is a 26,967 SF, multi-tenant investment on approximately 2 acres in a high-growth Ammon corridor. The property includes a 4,000 SF corner-lot restaurant building and a 22,967 SF modern professional office building with multiple tenants. Amenities include two upper-level common-area balconies, a common-area kitchen/break-room, and 129 on-site parking spaces. An ideal 1031 exchange opportunity offering stable cash flow with long-term upside, located near major hospitals and shopping areas.

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14,000 VPD

18,000 VPD

Unit 1

Unit 3



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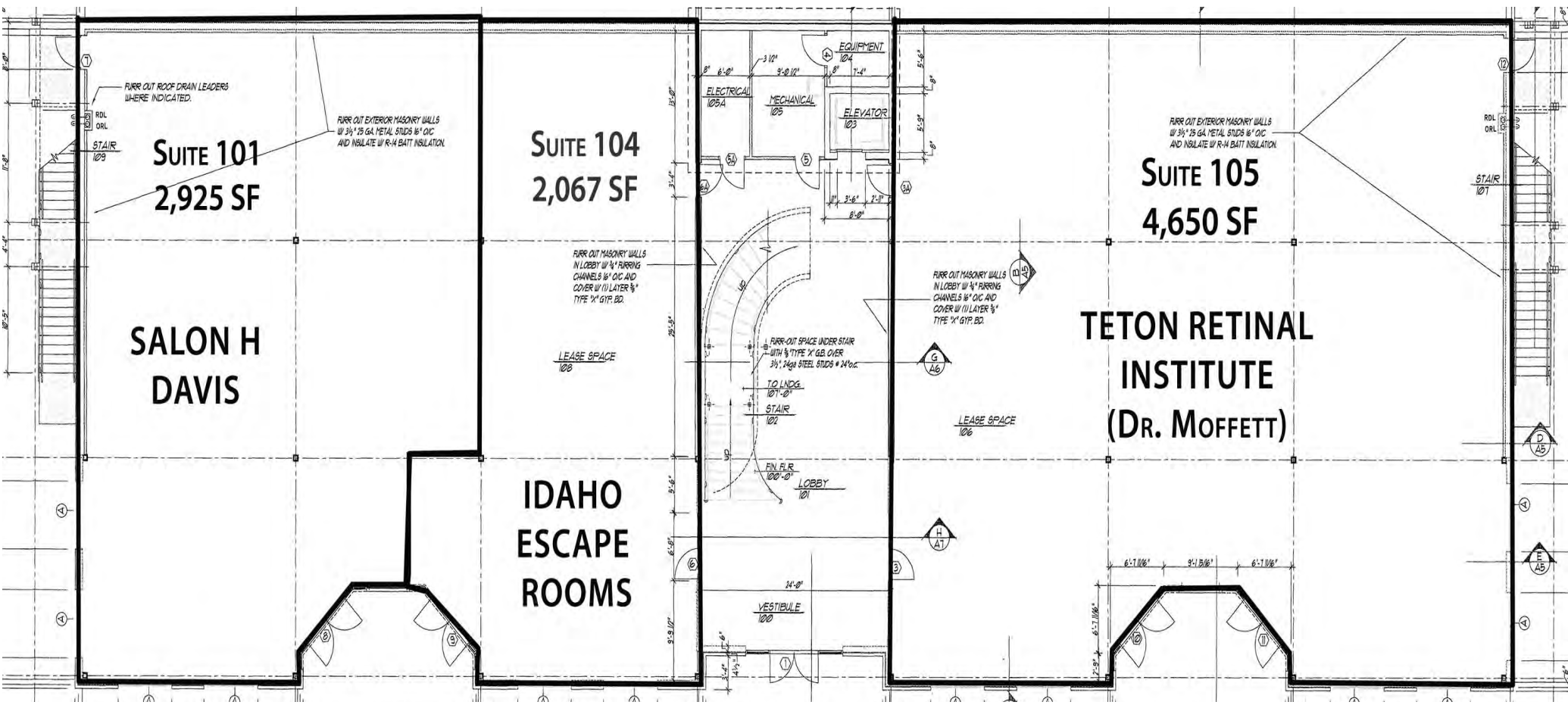
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MAIN LEVEL



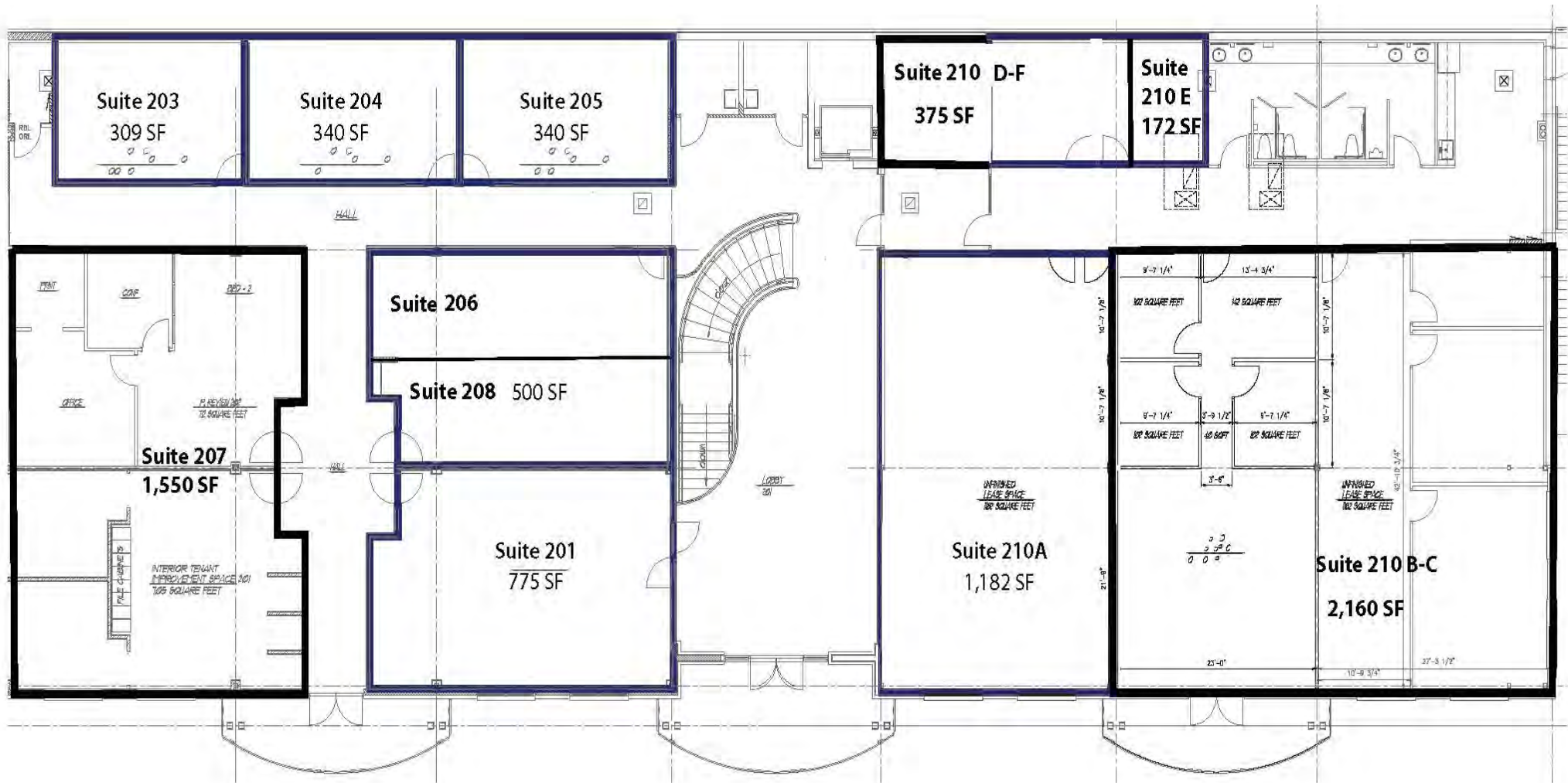
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UPPER LEVEL



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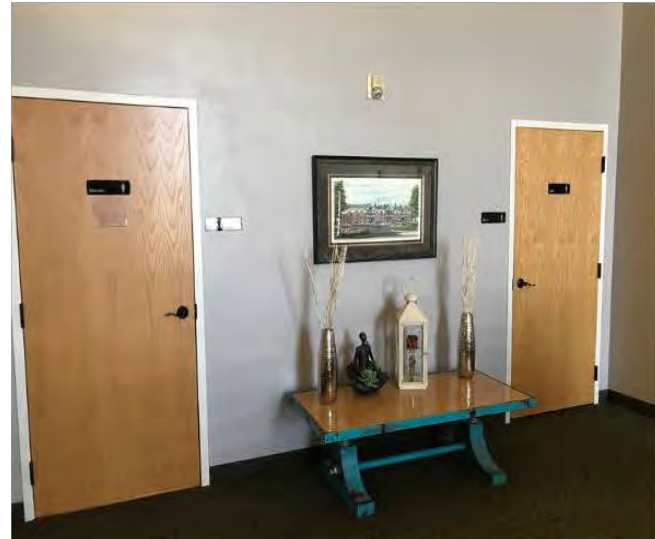
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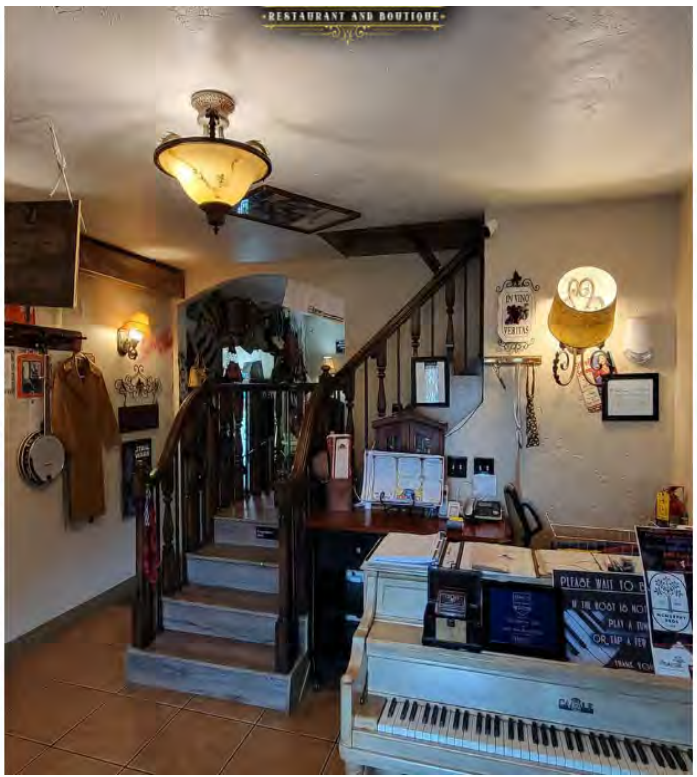
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	1 Mi	3Mi	5Mi
Population	24.6K	77K	108.6K
Household Income	\$68.1K	\$69.9K	\$70.5K
Number of Employees	18.1K	55K	78.9K

AREA INFORMATION

EASTERN IDAHO MARKET

Eastern Idaho’s Metropolitan Statistical Area (MSA) encompasses six counties, hosting a collective population of 353,524. At the heart of this region lies Idaho Falls, the largest city, acting as an economic hub for Eastern Idaho and substantial portions of Western Wyoming. Renowned for its Snake River Greenbelt gracing the city center, Idaho Falls is celebrated for world-class fishing along the Snake River. Notably, National Geographic has recognized it among the top “100 Best Adventure Towns” in the U.S. The city is further enriched by its proximity to iconic destinations like Yellowstone National Park, Grand Teton National Park, and the charming Jackson Hole.

GROWTH AND COMMERCIAL

Idaho experiences robust commercial growth and diverse opportunities beyond its agricultural fame. The state boasts a dynamic economic landscape, thriving in high-tech healthcare, education, transportation, service, tourism, and retail sectors. Eastern Idaho, home to entities like Idaho National Laboratory, Melaleuca, Battelle Energy Alliance, CenturyLink, National HUB for Homeland Security, and consistently earns recognition as a prime business location. Office development is on the rise near the river at Taylor Crossing and Snake River Landing business parks, characterized by impressive Class A office buildings. Idaho Falls has outpaced state and national growth rates, offering a 14% business cost advantage below the U.S. average while providing a high quality of life and abundant entertainment and recreation opportunities.



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