

INVESTMENT OPPORTUNITY



FORMER FARMERS INSURANCE BUILDING

COMMERCIAL OFFICE & WAREHOUSE INVESTMENT OPPORTUNITY

2500 SOUTH 5TH AVENUE, POCA TELLO, IDAHO

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

DAVID McDONALD, CCIM, BROKER

mobile: (208) 720-2000 · david@icbre.com

MOE THERRIEN, ASSOCIATE BROKER

mobile: (208) 859-7935 · moe@icbre.com

OFFER SOLICITATION PROCESS

2500 SOUTH 5TH AVENUE

POCATELLO, IDAHO

PROPERTY VISITATION

Property tours will be arranged for prospective, pre-qualified purchasers. A representative sampling of guest rooms, as well as access to all common area amenities and maintenance facilities will be made available. Property tours require advance scheduling.

CONFIDENTIALITY AGREEMENT

Interested parties must complete and return a confidentiality agreement to receive detailed financial and investment information. The agreement may be downloaded at: [Confidentiality Agreement](#)

OFFER SUBMISSION

Offers should be presented in the form of a non-binding Letter of Intent, specifying the significant terms and conditions of Buyer's offer including, but not limited to:

- Pricing
- Due Diligence and closing time frame
- Earnest Money Deposit
- Debt/Equity structure details
- Qualifications to close

Offers should be delivered to the attention of David McDonald.

CONTACT INFORMATION

David McDonald, Broker
O: 208.343.9300
C: 208.720.2000
F: 208.426.0456
E: david@icbre.com

Moe Therrien, Associate Broker
O: 208.343.9300
C: 208.859.7935
F: 208.426.0456
E: moe@icbre.com

Idaho Commercial Brokerage, LLC
950 West Bannock Street
Suite 420
Boise, Idaho 83702



INVESTMENT HIGHLIGHTS

2500 SOUTH 5TH AVENUE

POCATELLO, IDAHO

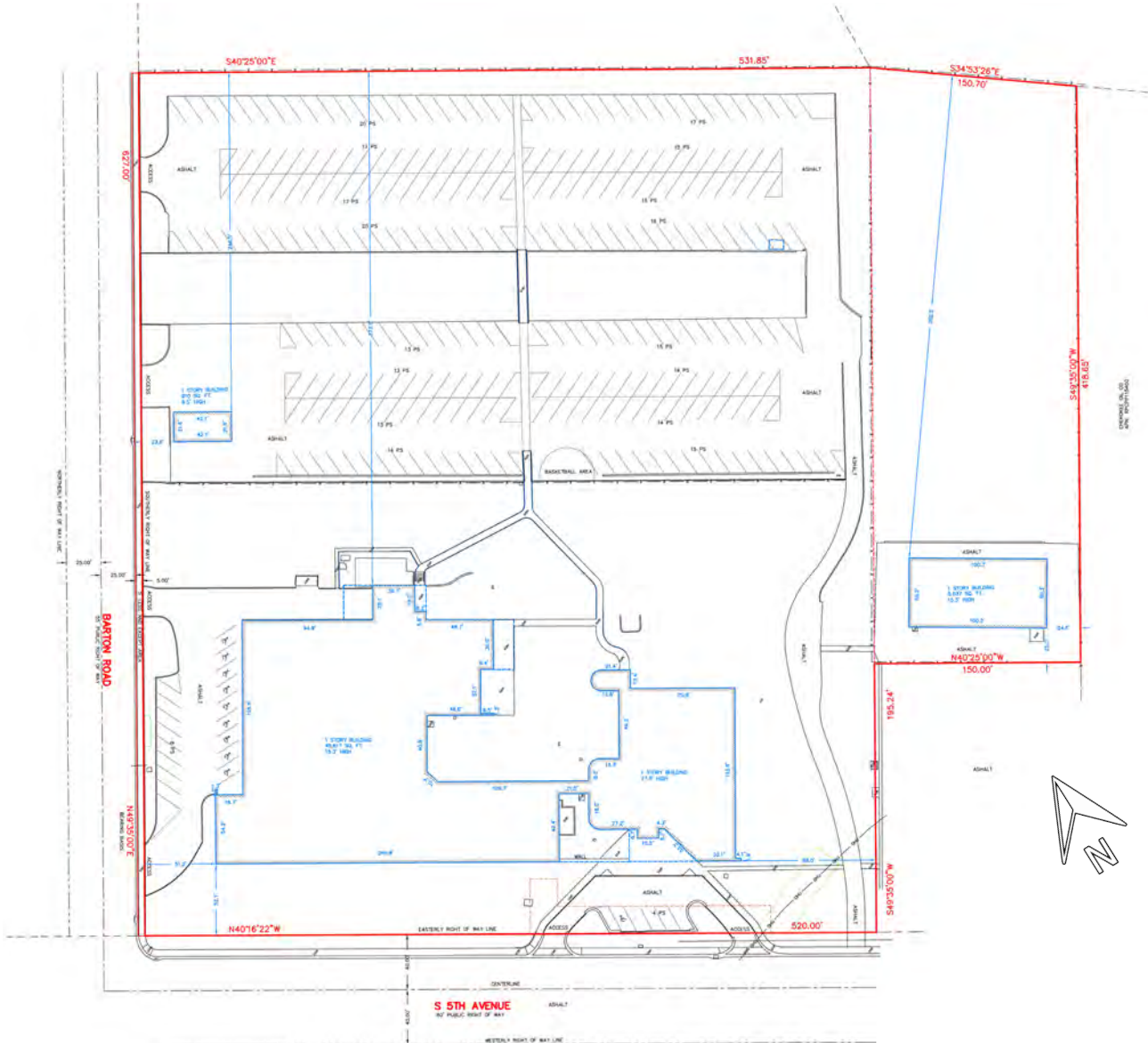
Benefiting from institutional ownership and management since 1953, this commercial property is ideally located and being offered at far below its replacement value. It is an excellent investment opportunity for either an owner/user or for an investor to lease for single or multi-tenant use. The site offers two separate improvements consisting of a two-story office building with more than 57,000 square feet and a 5,000 square-foot single-story warehouse. The property boasts ample parking, great street exposure and a location only minutes from downtown Pocatello, Idaho State University and Veterans Memorial Parkway.

OFFERING PRICE	\$ 2,950,000
PRICE/SF	\$47.19/SF
ZONING	CG (Commercial General)
SITE AREA	9.12 acres
NET RENTABLE AREA	57,478 SF per BOMA (Office) 5,037 SF per BOMA (Warehouse)
PARKING	256 Spaces (4.4/1,000 RSF)

All information herein has been obtained from sources believed to be reliable but is subject to verification by Buyer and/or Buyer's representation.



PROPERTY OVERVIEW



OFFICE

- 57,478 SF
- Built in 1952 with two-story addition in 1984
- Concrete and steel construction
- Includes 910 SF garage (excluded from NRA)

WAREHOUSE

- 5,037 SF
- Built in 1987
- Steel construction

PROPERTY FEATURES



ACCESS AND PARKING

- 2 miles to Interstate 15
- 4 entrances from the northwest on Barton Road
- 3 entrances from the southwest on 5th Avenue
- Concrete sidewalks between parking areas and office building
- Concrete curbs and gutters on all drive areas

LANDSCAPE AND EXTERIOR USAGE

- Park-like setting with mature trees
- Paved patio area with picnic tables
- Landscape sprinklers and drip irrigation system



INTERIOR FEATURES

- Reception Lobby
- Commercial kitchen and dining area
- Public restrooms on each floor of office building
 - Recently upgraded to ADA standards
 - Ceramic tile floors, painted metal partitions, and laminate counter tops
- Heating and Cooling Systems, Office Building
 - 2 low-pressure, natural gas-fired boilers
 - 3 chillers and a cooling tower
 - Chilled water supplied to individual fan coil units
- Heating and Cooling Systems, Warehouse
 - Suspended heaters and one wall cooling unit
- Elevators
 - 1 hydraulic passenger elevator with a 2,500 pound capacity
 - Manufactured by Dover
 - 1 dumbwaiter



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