

CLIENT HANDOUT



Type: Lease
Area: West Pocatello
Asking Price: \$19
Address: 105 N Arthur
City: Pocatello
MLS #: 572298
Status: ACTIVE
County: Bannock
State: ID
Zip: 83204

Primary Heat Source: Gas
Primary Heat Type: Forced Air
A/C Type: Central
Parking Spaces: 60
LA: Steven R Gallafent - 208-220-2002
DOM: 62
LO: ReMax Country Real Estate
Compensation Offered: BA: 3
Contract Type: NON:
Sign: Yes
Agent Owned: No
Key Box: No
List Date: 12/6/2022
Expire Date: 6/30/2023
Dual/Var: No
Buyer Exclusions: Yes
Key Location: Lockbox
Dup. Entry: No

General



Year Built:	Effective Age:	Builder:	
Total Sqft: 2,120	Above Grade Sqft: 2,120	Below Grade Sqft: 0	% of Bsmnt Finished:
# of Buildings: 1	# of Stories: 4	# of Offices: 0	# of Bathrooms: 1
Overhead Doors:	# of Overhead Doors:	Ceiling Height:	Door Height:
Average Electric:	Average Non-Elect. Heat:	Average WSG:	Separate Utilities:

Taxes: 7605	Tax Year:	Real Property Taxes: \$7,605.00	Personal Property Tax:
Building/Business Name: Prior Key Bank downtown location			
Monthly Rent:	Rent per SQFT:	Rent/SQFT/Year: 18.50	
Annual Gross Income:	Annual Insurance:	Cap Rate:	
Net Operating Income:	Other Expenses:		
Approx. Acres: 0.12	Lot Dimensions:	Parcel #:	
Legal Description: E51' x S15' Lot 7, E 51' Lots 8,9,10 Block 486 Pocatello Townsite		Subdivision:	
Directions: Corner of N Arthur and W Center			
Property Exclusions:			

Features

SHOWING INSTRUCTIONS	Vacant	CONSTRUCTION STATUS	Existing	TERMS	Lease
ZONING-CITY	Commercial General	FOUNDATION	Concrete	TOPOGRAPHY/SETTING	Corner Lot
ZONING-COUNTY	Other/NA	PRIMARY ROOF	Membrane	ASSOCIATION FEE	None
CURRENT USE	Service Business	EXTERIOR-FINISH	Brick, Slate	INCLUDES	Gas, Electric, Property
PRIOR USE	Service Business	DOMESTIC WATER	City/Public Water	OWNER PAYS	Taxes, Sewer, Trash
POSSIBLE USE	Office, Retail, Service				Removal, Water
	Business				Idaho Power
CONSTRUCTION	Frame			ELECTRICITY	City Sewer
Price Per SQFT	\$0.01			PROVIDED BY	High Visibility, High Traffic,
				SEWER TYPE	Near Mall/Shopping, Near
				LOCATION	Schools
				SUBMIT TO INTERNET	Yes

Remarks

Downtown Bank location at the corner of Arthur and Center. Lease space from 2100 sf up to 6000 sf all on the ground floor. Lots of parking, easy access, great visibility. Located across the street from Simplot Square, soon to be Lookout Point Park. Lookout Point will be a community event center with live events, a performance stage, splash pad, space for the Farmer's Market. This location will benefit from all the activity!

How Sold:	Sold Price:	Sold Comments/Concessions:
Closing Date:	SA:	SO: