

**FOR
SALE**

2836 POCATELLO AVE

2836 Pocatello Ave | AMERICAN FALLS, ID



PROPERTY INFORMATION

Property Type: Commercial
Development Land

Parcel	Size	Price
RPA1372-12	1.24 Acres	\$125,000

HIGHLIGHTS

- » Visibility from I-86
- » Located along main artery through American Falls
- » Beautiful town of American Falls is nestled along the edge of the Snake River and the American Falls Reservoir
- » Area serves as the business and economic hub for Power County in Southeastern Idaho
- » Neighboring tenants include: Pizza Hut, Jiffy Lube, Les Schwab, Napa Auto Parts, and O'Reilly Auto Parts

Colliers
INTERNATIONAL

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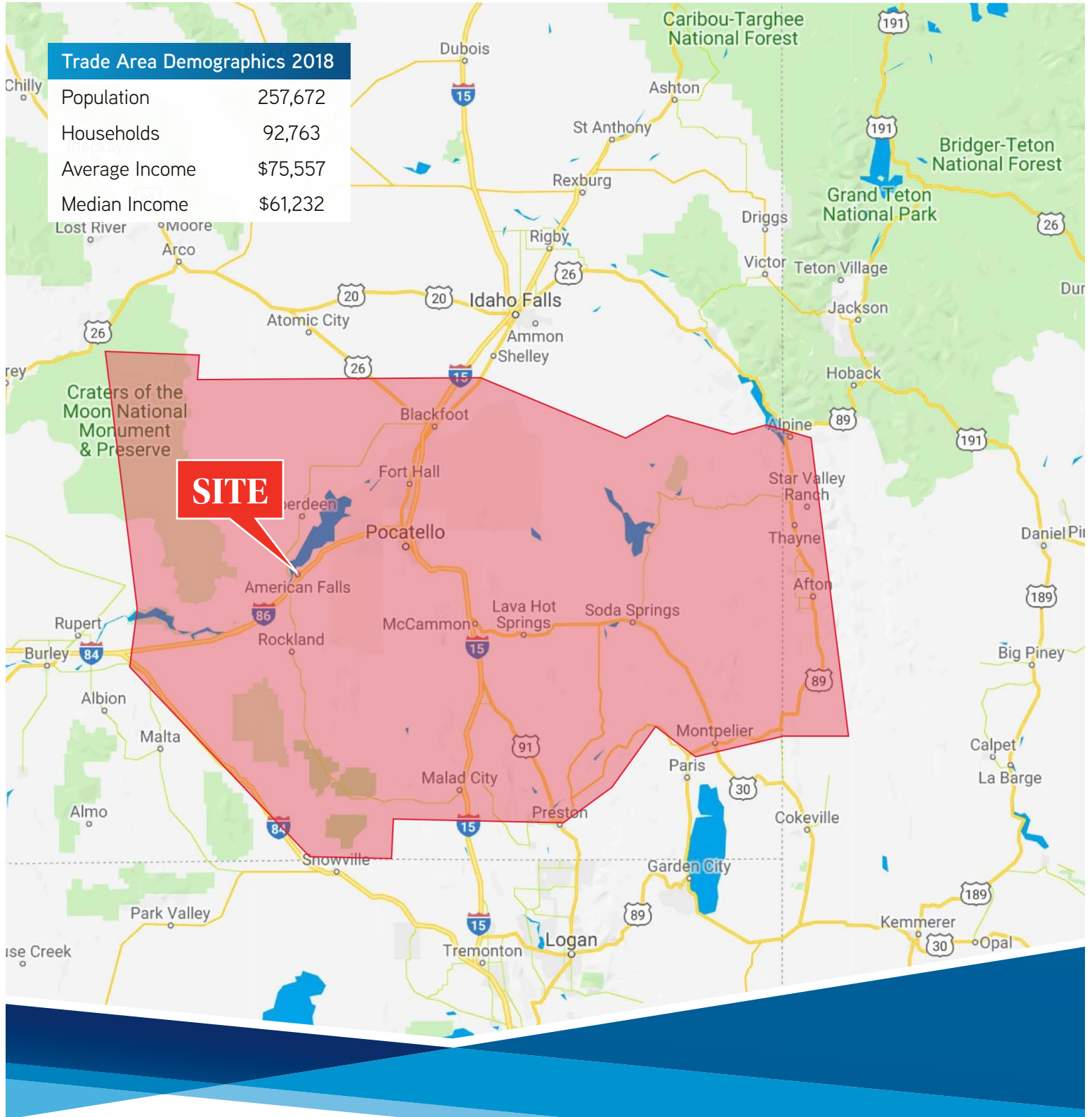
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TBD POCA TELLO AVE | AMERICAN FALLS, ID



Trade Area Demographics 2018

Population	257,672
Households	92,763
Average Income	\$75,557
Median Income	\$61,232



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