



9.98 acres S Pocatello Commercial Land

9.98 +/- Acres (\$40,080/acre) | Bannock County, ID | \$400,000



ADDRESS

TBD South 5th Ave
Pocatello, ID 83201

LOCATION

From Pocatello on South 5th, pass Century and Western Cat. Property is on the left (East) side. Fence that runs parallel to road is West edge of property.

PROPERTY SUMMARY

Location! Location! Location! This almost ten-acre lot in South Pocatello near the Portneuf Gap will give your new business ideal access for your customers in the Pocatello valley and the areas extending south. Of the 9.98, 2.29 acres are open space. This lot has frontage on South 5th Avenue for easy access and ideal visibility. There is easy access to I-15 going both north and south. Power and Pocatello city water are available. Sewer can be handled by installing a septic system or attaching to Pocatello city sewer which is approximately 1/2 mile away. Take advantage of this opportunity in a great location to develop your business. If you need more room, additional parcels of adjoining land are available. Three excavators have been contacted and all stated the uneven and sloping land could become flat and useable space. Best land value on South 5th.

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