



9.53 Acres S Pocatello Commercial Land

9.53 +/- Acres (\$20,986/acre) | Bannock County, ID | \$200,000



ADDRESS

000 South 5th Ave
Pocatello, ID 83201

LOCATION

From Pocatello take South 5th past Century High School and Western States Cat. Property is on left (East) side of road just past freeway on/off-ramp.

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. Approximately 1.41 acres are open space, 2.3 +/- acres are flat, and 8.1 +/- acres are buildable. 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.

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