

OFFERING MEMORANDUM

FLEX BUILDING - FOR SALE

34 N. Ash Street, Blackfoot, ID 83221

FOR SALE: \$340,000



8,800 SF | 0.38 AC | SINGLE STORY

CONTACTS



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

State Broker:

JOE COOLEY

License #: DB47328

Mountain West

Commercial Real Estate

801.456.8800

jcooley@mwcre.com

DUSTIN MORTIMER

License #: SP49222

Mountain West

Commercial Real Estate

208.874.0230

dmortimer@mwcre.com

DANIEL LYNCH

BellCornerstone

315.498.1600

dlynch@bellcornerstone.com

OFFERING MEMORANDUM

34 N. ASH STREET

Blackfoot, ID 83221

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, “Confidential Information”) are confidential. Prospect agrees that it shall, and that it shall cause Prospect’s representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect’s behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





Table of Contents

EXECUTIVE SUMMARY	4
MARKET OVERVIEW	5
DEMOGRAPHICS	6
LOCATION OVERVIEW	7
SITE OVERVIEW	8
PARCEL MAP	9
SITE LAYOUT	10
PICTURES	11

EXECUTIVE SUMMARY

34 N. ASH STREET

Blackfoot, ID 83221

34 N Ash Street offers a flexible commercial opportunity in the heart of Blackfoot, Idaho. This single-story, 8,800-square-foot flex building sits on 0.38 acres and includes additional mezzanine space, making it suitable for a range of potential users. Originally constructed in 1935, the property has recent capital improvements, including a full roof and decking replacement in 2022. The building features C-2 zoning, a 12' overhead door for shipping and receiving, and 8 on-site surface parking stalls. It also offers adequate power infrastructure and potential for conversion to retail or other commercial uses. With its central location in Blackfoot's commercial corridor, the property benefits from proximity to key roadways and services, making it accessible for both employees and customers. Blackfoot is known as the "Potato Capital of the World" and serves as a regional hub within Bingham County. The area's diversified economy, affordable real estate, and strategic location between Idaho Falls and Pocatello contribute to its steady growth and business appeal. This offering presents an opportunity to acquire a well-located, functional property suited to a wide variety of end users or investors looking to reposition a centrally located commercial asset.



MARKET OVERVIEW



Blackfoot, ID

Blackfoot, Idaho, known as the "Potato Capital of the World," is a small but industrious city nestled in the southeastern part of the state. Located along the Snake River and just off Interstate 15, Blackfoot serves as a strategic hub between the larger cities of Idaho Falls to the north and Pocatello to the south. Its location provides access to key transportation routes and a strong agricultural corridor, making it a vital player in the region's economy. Agriculture is at the heart of Blackfoot's industry, with potato farming as its most prominent feature. The city is home to the Idaho Potato Museum, celebrating the crop that drives much of the local economy. In addition to potatoes, the surrounding region supports the cultivation of wheat, barley, and sugar beets, along with livestock production. Agri-businesses, food processing, and storage facilities are major employers, and the city continues to see growth in light manufacturing and renewable energy sectors. Culturally, Blackfoot retains a deep connection to its agricultural roots while embracing a strong sense of community. The Eastern Idaho State Fair, held annually in Blackfoot, draws visitors from across the region with its blend of entertainment, livestock exhibitions, and local cuisine. The city also values education, outdoor recreation, and historical preservation, offering residents and visitors a balanced lifestyle rooted in tradition and natural beauty.



POPULATION

City: Blackfoot
13,380

State: Idaho 2.002 Million

MEDIAN AGE

City: Blackfoot
35.6 Years

State: Idaho 37.1 Years

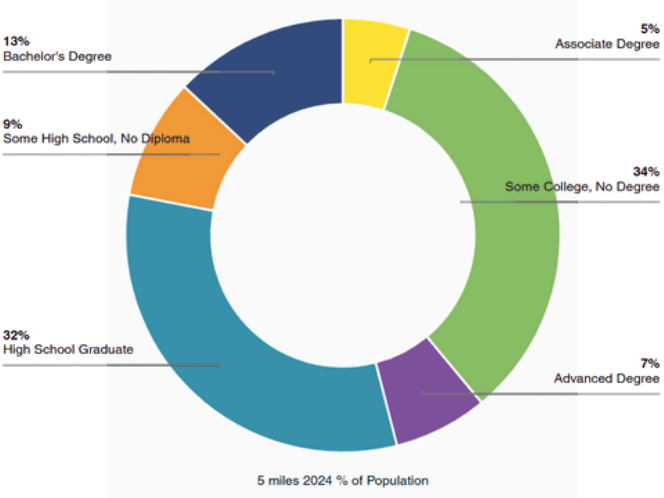
MEDIAN HOUSEHOLD INCOME

City: Blackfoot
\$69,091

State: Idaho \$74,636

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Idaho at large.



2024 STATISTICS

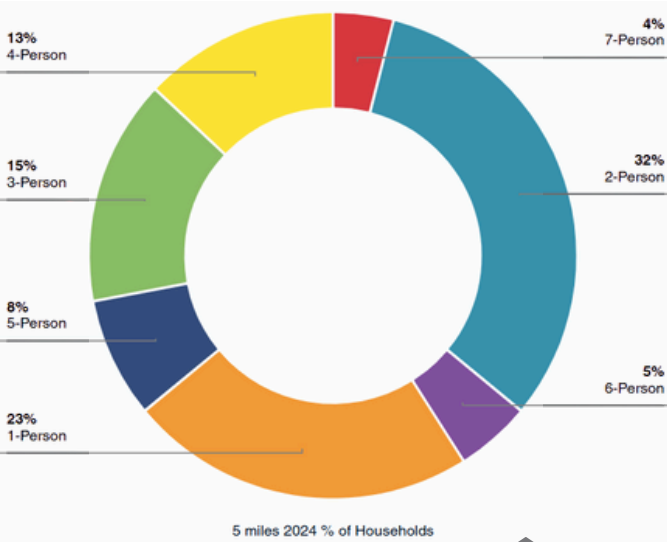
	2 Mile	5 Mile	10 Mile
Population 2024	14,567	23,397	30,196
Total Households	5,202	8,052	10,183
Avg Household Size	2.7	2.8	2.9
Avg Household Income	\$71,055	\$79,270	\$82,928

ECONOMIC INDICATORS

4.3% Blackfoot
Unemployment Rate

4.2% U.S.
Unemployment Rate

HOUSEHOLDS



City: Blackfoot
4,458

State: Idaho 693,821



Average
Household Size

LOCATION OVERVIEW



HIGHWAY ACCESS

Interstate 15 (I-15): Blackfoot is directly served by I-15, a major north-south corridor in eastern Idaho. The city is accessible via two interchanges:

- **Exit 89 (South Blackfoot Interchange):** This interchange connects I-15 with U.S. Highway 91.
- **Exit 93:** Located at Bridge Street, this interchange provides access to downtown Blackfoot and connects with U.S. Highway 26

U.S. Highway 91 (US-91): Running parallel to I-15, US-91 passes through Blackfoot and serves as a business route, providing access to local streets and businesses. It is often used as an alternative route during I-15 construction or congestion.

U.S. Highway 26 (US-26): This east-west highway intersects with I-15 at Exit 93, extending westward from Blackfoot and providing regional connectivity.

State Highway 39 (SH-39): Serving the western part of Blackfoot, SH-39 connects the city to surrounding rural areas and is a key route for agricultural transport. The city is working on transportation improvement projects along this highway to enhance safety and accommodate growth.



AIRPORT PROXIMITY

McCarley Field Airport (U02): Located within the city, this airport primarily serves general aviation and does not offer scheduled commercial flights.

Idaho Falls Regional Airport (IDA): Situated approximately 29 miles (47 kilometers) north of Blackfoot, this airport provides commercial flights to various domestic destinations.

Pocatello Regional Airport (PIH): Located approximately 30 miles (48 kilometers) south of Blackfoot, this airport also offers commercial flight options.

SITE OVERVIEW

SITE

Property Type:	Flex
Building Class:	C
Year Built:	1935
Zoning:	C-2
Land Acres:	0.38
Building SF:	8,800
Floors:	Single story w/ mezzanine space
Parking:	8 Surface Spaces
Power:	Adequate
Overhead Door Access:	12'
Roof:	2022 - Roof Repair/Replacement including Removal and Replacement of the existing TPO roof and decking







5X TOP SALES
POWER
BROKER

BELLCORNERSTONE
Commercial Real Estate

2019 2020 2021
2022 2023

BELLCORNERSTONE
Commercial Real Estate

**We Sell BIG
Buildings. *FAST.***



www.BellCornerstone.com