

# FOR SALE

## Potential Office Building - Pocatello, Idaho

**TYKES TIME BUILDING**  
172 Park Lawn Ave, Pocatello, ID

### PRICE

\$625,000 (\$96.15 PSF)

### BUILDING SIZE

+/- 6,500 SF

### PROPERTY SIZE

+/- 1.28 acres (55,755 SF)

### ZONING

C-2 (General Commercial)

### PARKING

12,375 SF lot with +/- 40 spaces

### COMMENTS

- Well maintained, freestanding building
- Connecting Business Park off Yellowstone Road
- Original Office outline now utilized as day care center
- Easy conversion to Office
- Fenced yard
- Large parking lot for Retail or Commercial use



**Motivated Seller  
Will Consider All Offers!**



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