

9 SOUTH ASH STREET

Blackfoot, ID 83221

5,180 SF Building / For Sale / \$569,000



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OVERVIEW

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PROPERTY HIGHLIGHTS

ADDRESS	9 S. Ash Street, Blackfoot, ID 83221
SALE PRICE	\$569,000.00
PARCEL ID	RP1042201
BUILDING SIZE	5,180 Total SF - 3,000 SF Ground Level + 2,180 Mezzanine
LAND AREA	0.72 Acres
ZONING	Commercial
PARKING	Ample Onsite and Street parking
BRANCH CLOSE DATE	April 30, 2025
SHOWINGS	By Appointment Only

LISTING FEATURES

- Located on the hardcorner of Ash Street & West Bridge Street in Blackfoot, Idaho - [Google 360 View](#)
- Designated parking lot & drive through with several access points
- New HVAC installed in the building
- Potential use for office or retail
- Located in the heart of Blackfoot and surrounded by several retailers, restaurants and other professional services
- Direct access to U.S. Route 91 from W. Bridge St. and 1 mile from Interstate 15 & ID Hwy Route 26





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AERIAL MAP

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION			
2024 Estimated Population	9,137	16,385	22,394
2029 Projected Population	9,361	16,899	23,235
HOUSEHOLDS			
2024 Estimated Households	3,324	5,807	7,765
2029 Projected Households	3,438	6,049	8,135
2024 Est. Average HH Income	\$65,830	\$77,091	\$84,648
2029 Est. Average HH Income	\$75,875	\$88,522	\$96,722
BUSINESSES / EMPLOYEES			
Total Businesses	550	686	769
Daytime Population/Employees	6,296	8,829	9,747

SOURCE: U.S. BUREAU OF THE CENSUS, 2010 CENSUS OF POPULATION AND HOUSING. ESRI FORECASTS FOR 2024 AND 2029. ESRI CONVERTED CENSUS 2000 DATA INTO 2010 GEOGRAPHY