



Aerial & Rendering



Rendering

**REtenanting OR  
REDEVELOPMENT  
OPPORTUNITY**

**32 ELM STREET  
VICTOR, IDAHO**



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## 32 ELM STREET

Victor, Idaho 83455



### PROPERTY DETAILS

GLA Bldg 1: 6,400 SF

GLA Bldg 2: 2,000 SF

Land Size: 1.98 AC

### SURROUNDING DEMOGRAPHICS

	5 mile	10 mile	15 mile
Population	8,729	13,057	19,458
Avg Income	\$101,163	\$95,848	\$133,763

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Idaho License # AB42154

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### KEY HIGHLIGHTS

- Ability to either refresh the site to fit the needs of a new Tenant or completely redevelop for a new use (including residential)
- Located in the heart of Victor near the main Downtown intersection
- Only 30 minutes from Jackson, WY - exploding growth and tourism
- Highly desirable location with access from two streets
- Available for Sale or Lease; contact broker to learn more

