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GAS STATION INVESTMENT OPPORTUNITY

AVAILABLE FOR SALE

702 S. Washington Ave.
Emmett, ID 83617

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INVESTMENT OPPORTUNITY EMMETT, ID

Property Summary



PROPERTY INFORMATION

PROPERTY TYPE	Neighborhood Gas Station & Convenience Store
ADDRESS	702 S Washington Avenue Emmett, ID 83617
PURCHASE PRICE	$899,000
ZONING	C - Commercial
ACRES	±0.224

HIGHLIGHTS

- ±2,100 SF building on ±0.22 acres
- Prime central location in downtown Emmett at 702 S Washington Ave
- Multiple revenue streams: fuel, lottery, check cashing, and convenience retail
- Pumps can be rebranded to a national brand with a fuel contract
- Established customer base in growing Idaho market

This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.

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Site Aerial



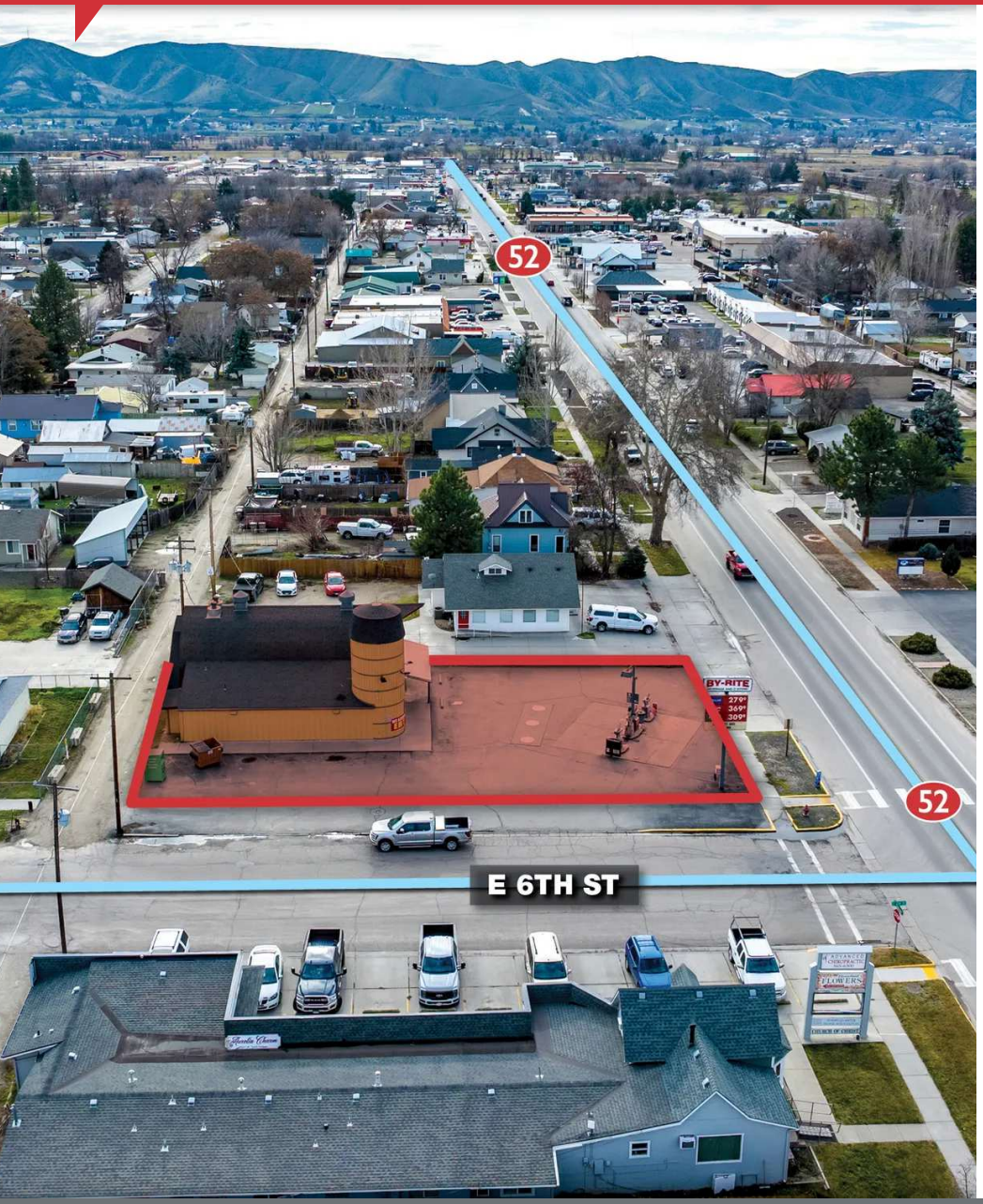
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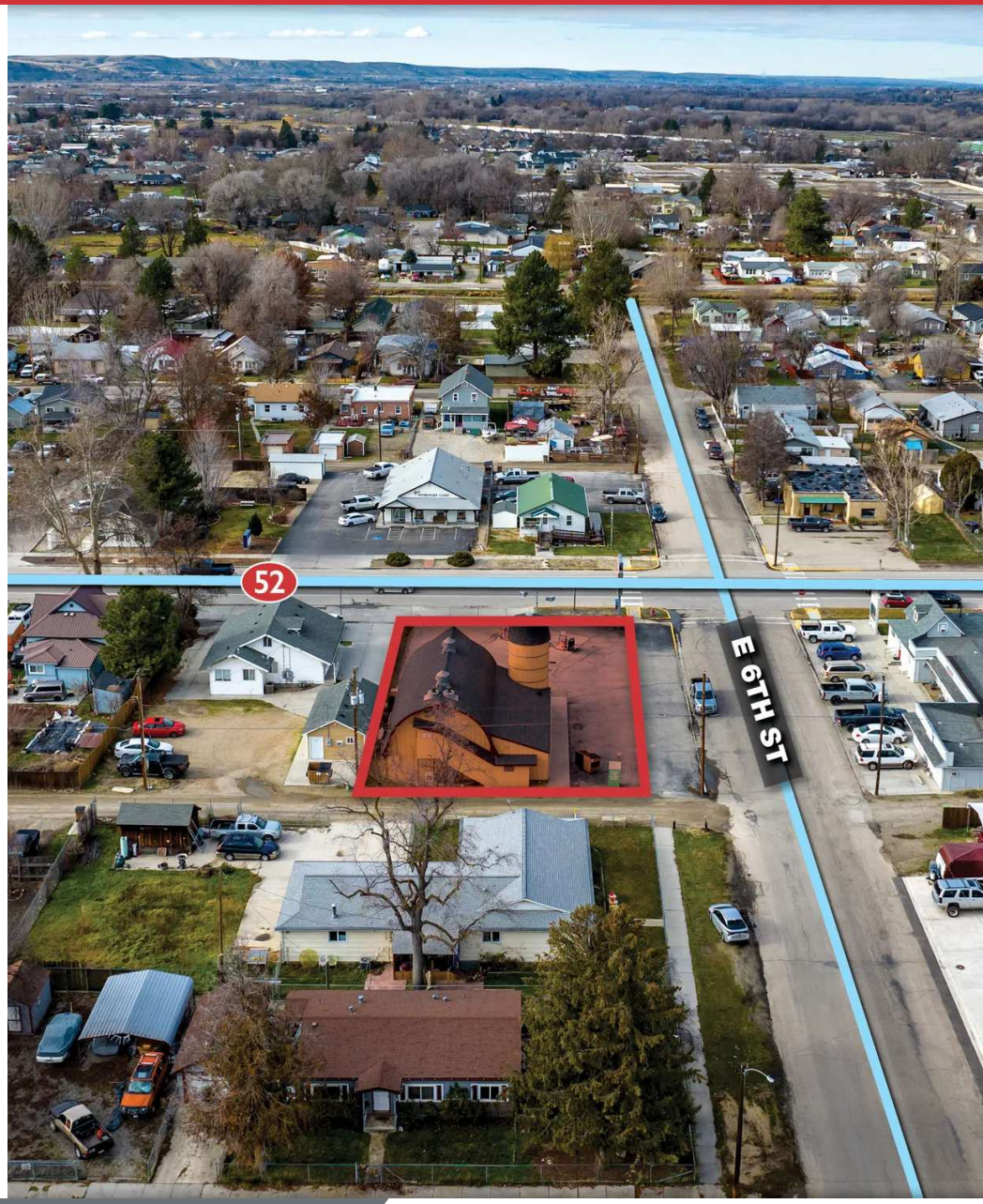
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Additional Site Aerials



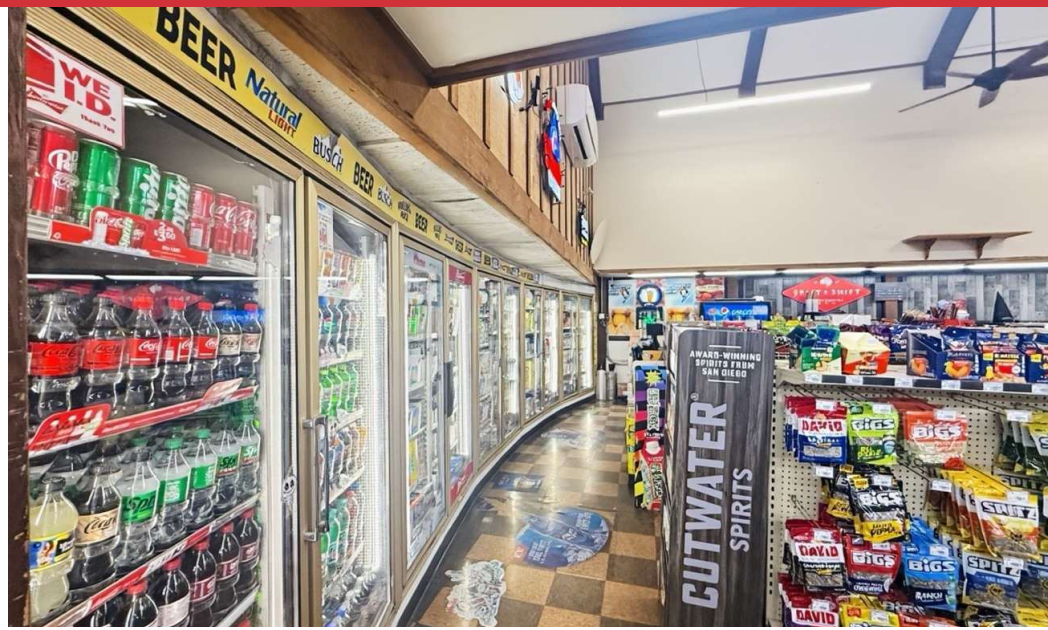


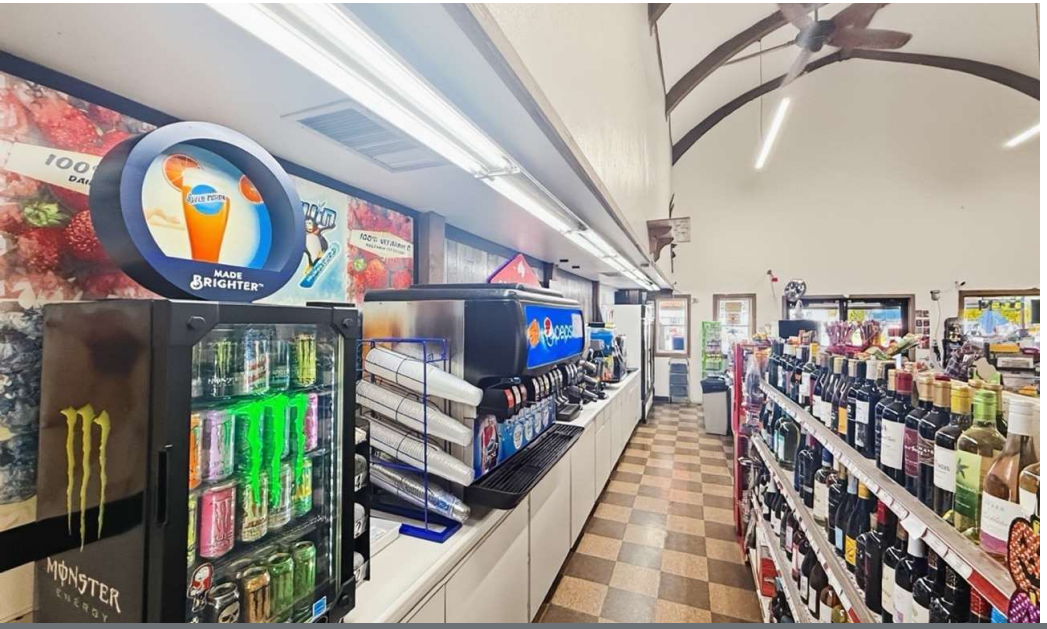
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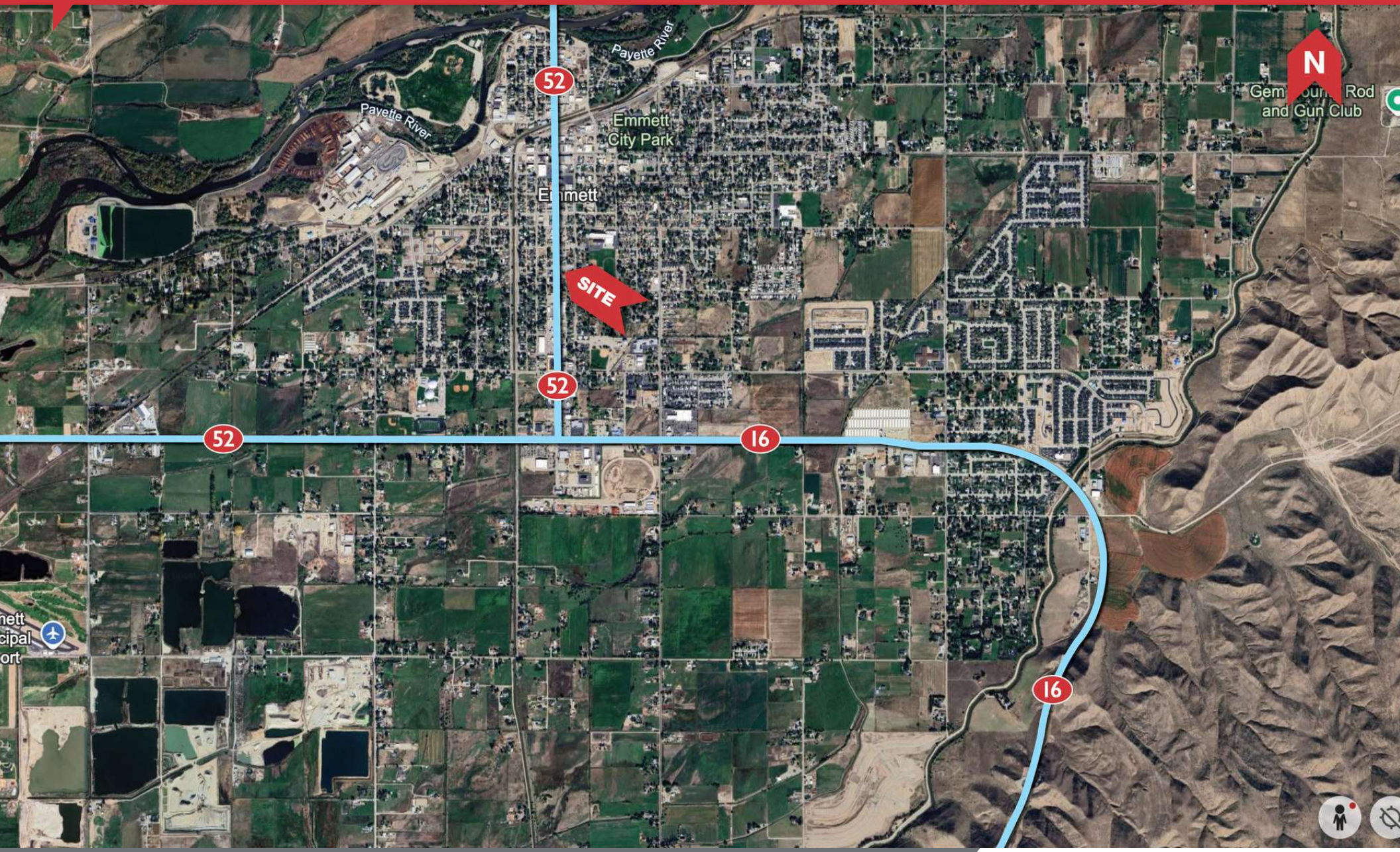
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Market Aerial



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Wide Aerial



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