

FOR SALE \$919,000



Canyon Springs Chiropractic

2167 Village Park Ave #100 Twin Falls, Idaho 83301



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Shawn Barton 208-329-4610 www.Shawn.Keytoidaho.com Office: 205 Shoshone Street North, Suite 101, Twin Falls, ID 83301

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[Website](#) [Directions](#) [Save](#)

4.7 ★★★★★ 26 Google reviews

Chiropractor in Twin Falls County, Idaho

Address: 2167 Village Park Ave #100, Twin Falls, ID 83301

Hours: Open · Closes 12 PM · Reopens 1:15 PM ▾

Phone: (208) 737-1430

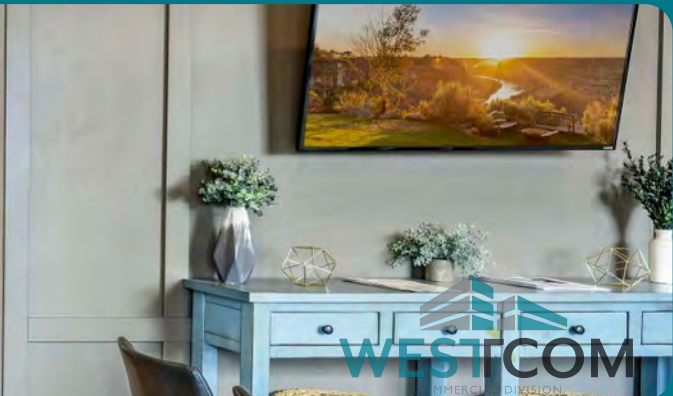


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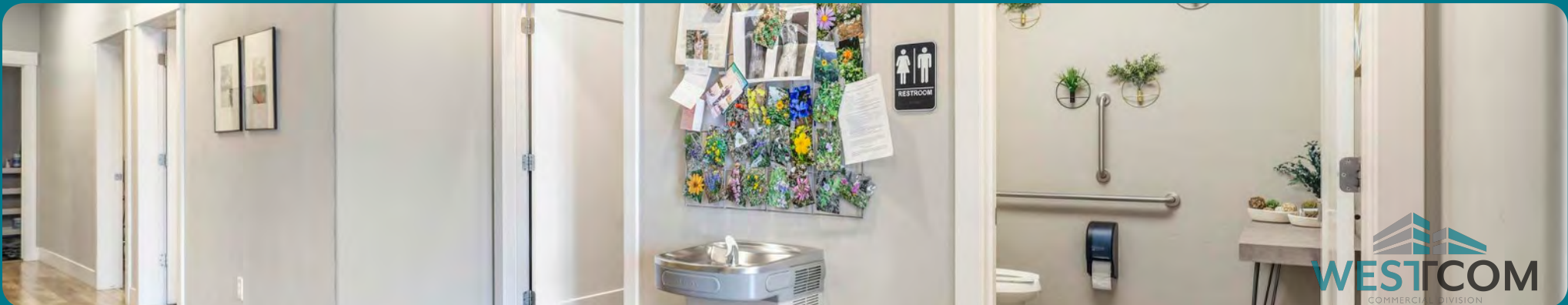
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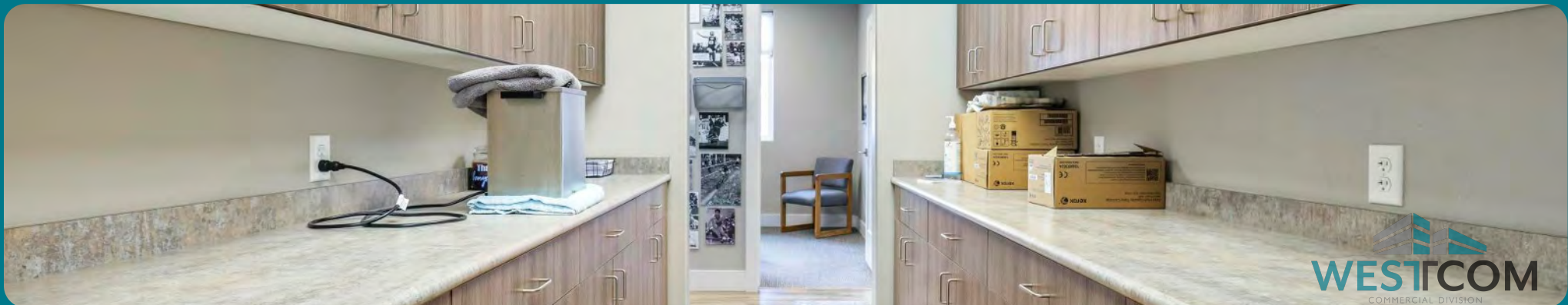
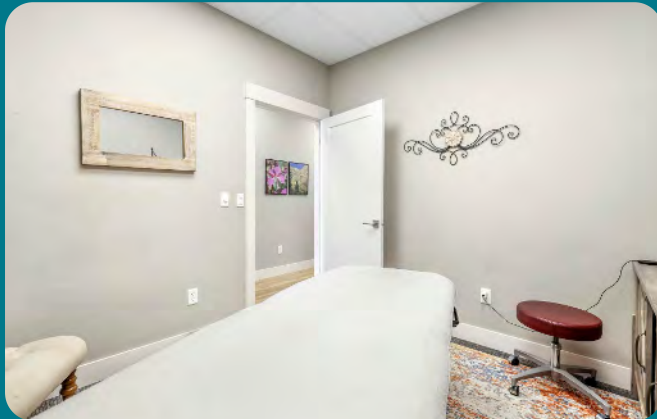
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Built: 2017

Unit#100: 2,400sq. ft

Comprised of:

- 1 - large owner office**
- 8 - private treatment rooms, one with sink**
- 2 - bathrooms, 1 over-sized with washer/dryer and large storage closet**
- 1 - IT Room**
- 1 - storage filling room**
- 1 - open storage cabinet area**
- 1 - break room**



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DEMOGRAPHICS MAP & REPORT

POPULATION 5 MILES

Total Population 68,722

Average age 50

Average age (Male) 49.2

Average age (Female) 50.8

HOUSEHOLDS & INCOME 5 MILE

Total housing units 24,407

Total households 23,113

Owner Occupied 22,600

Renter Occupied 513

Local Sites:

Balance Rock County Park - 25.5 miles

Pike Mountain Scenic Overlook - 27 miles

Shoshone Falls - 4.3 miles

Evel Knievel Snake River Canyon Jump Site - 3.3 miles

Jackpot, NV - 48 miles

Jarbridge, NV - 92 miles

Magic Mountain Ski Resort - 27 miles

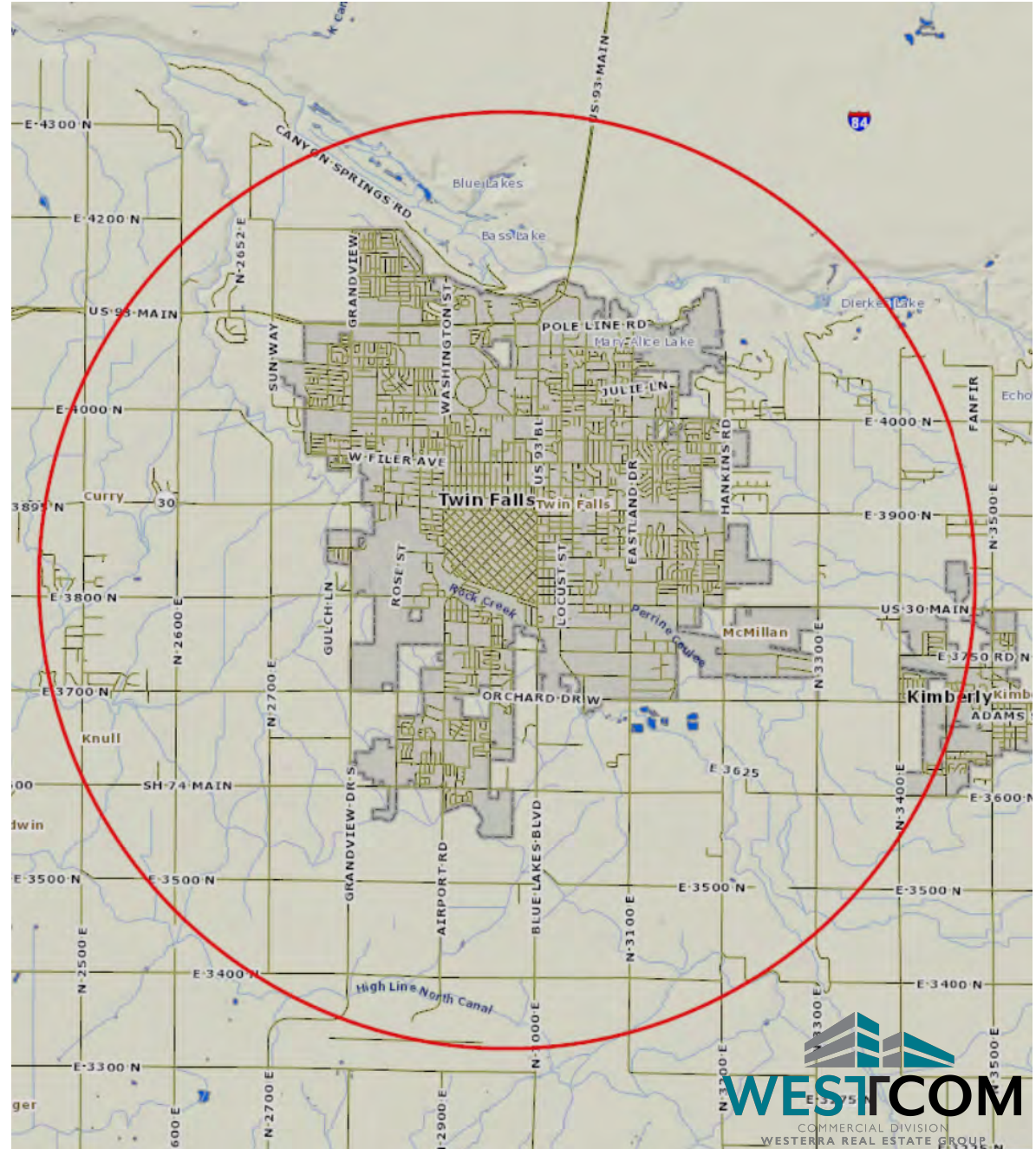
Perrine Memorial Bridge - 3.1 miles

1000 Springs State Park - 23 miles

Box Canyon State Park - 21 miles

Salmon Falls Dam - 37 miles

Oregon Trail Overlook - 29 miles



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Doing Business Here



80,914

Current Population



3.6%

Unemployment Rate



63°F

Average Temperature



3,745 FT

Elevation in feet above sea level

With a low unemployment rate, low taxes, and easy access to affordable power, doing business in Twin Falls has never been easier — and more and more companies are making that discovery. We're ranked in the top 10 nationally for agriculture production, providing ingredients and a base for businesses like Idaho Milk Products, ConAgra/Lamb Weston, Clif Bar, Glanbia, Amalgamated Sugar, and many more.

But it's not just agriculture that creates business. You'll find manufacturing, transportation, and warehousing companies thriving here. As a hub for Northern Nevada and Southern Idaho, Twin Falls offers easy access to major transportation routes such as Interstate 84 and U.S. Highway 93. Magic Valley Regional Airport serves major centers such as Salt Lake City. And a newly revitalized downtown core offers limitless opportunities to businesses that want to take advantage of the small-town feel of this growing city.

Worried about the workforce? The College of Southern Idaho provides a steady supply of qualified applicants. Offering college courses, workforce training, extended studies, and four-year degrees through Idaho's major universities, and a new Applied Technology and Innovation Center, CSI is a major boon to local employers.

Weather Highlights

Comfort Index

- Summer High: the July high is around 89 degrees
- Winter Low: the January low is 20
- Rain: averages 10 inches of rain a year
- Snow: averages 18 inches of snow a year

The annual Comfort Index for Twin Falls is 72 (10=best), which means it is one of the most pleasant places in Idaho. 72/10

June, September and May are the most pleasant months in Twin Falls, while December and January are the least comfortable months.

Credit to www.bestplaces.net

Geography

Twin Falls is home to stunning geography. The impressive, deep Snake River Canyon forms the boundary line between Twin Falls and Jerome counties, and houses three waterfalls within its depths. The most famous, Shoshone Falls, is higher than Niagara. It reaches its peak in spring, after snowmelt swells the river and before the water is diverted to sustain the area's thriving agriculture. The Snake River provides easy access to outdoor recreation such as fishing, rafting, canoeing, and stand-up paddleboarding.

Twin Falls is within driving distance of the South Hills, City of Rocks, Thousand Springs Scenic Byway, and many other incredible places that beg for exploration.



Climate & Geography

Clear, sunny, and access to some of the country's most impressive landscapes.

Averages

- Twin Falls, Idaho gets 10 inches of rain, on average, per year. The US average is 38 inches of rain per year.
- Twin Falls averages 18 inches of snow per year. The US average is 28 inches of snow per year.
- On average, there are 210 sunny days per year in Twin Falls. The US average is 205 sunny days.
- Twin Falls gets some kind of precipitation, on average, 79 days per year. Precipitation is rain, snow, sleet, or hail that falls to the ground. In order for precipitation to be counted you have to get at least .01 inches on the ground to measure.

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Choose to bank
First Fed.

Live

Grow with us!

Life is easier in Twin Falls. Our growing community is still small enough to feel friendly, but with the services and amenities of a thriving city. Our cost of living is lower. Our access to the outdoors is greater. And commuting? Well, that's a matter of minutes rather than hours. With great schools, easy access to award-winning medical care, and more jobs being added every day, Twin Falls is a place you can call home.



Jobs and
Employment



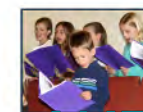
Schools



Climate &
Geography



Historical
Information



Demographics



Health Care

WESTCOM
COMMERCIAL DIVISION
WESTERRA REAL ESTATE GROUP

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Chiropractic Business & Real Estate for Sale in Twin Falls, ID

Are you a chiropractor looking to own your dream practice? Look no further! Our well-established chiropractic business in Twin Falls, ID is now for sale, including the prime Real Estate. This is a rare opportunity to take over a thriving practice with a loyal patient base and a prime location.

Real Estate Highlights

Prime location near Pole Line Road & Blue Lakes Road with high visibility, shopping centers near by, Interstate 84, etc.

The center and building was started in 2017 and the strip center has new commercial buildings going up currently to complete the commercial development in this block. There are also new construction residential developments going up all around the site.

Built 2017, 2,400 sq. ft. End cap unit. (the unit is 33% of total 7,200SF 3 unit building, lot size 27,312SF)

Ample shares parking lot and easy accessibility from multiple directions

Business Highlights

- 23 years experience of serving the Twin Falls community
- Experienced staff in place
- Modern equipment and facilities
- Net income supports business loan and a professional cost of living
- Electronic Billing System in place
- Strong online presence with positive reviews
- Strong patient base with consistent revenue
- Opportunity for growth and expansion with the abundant growth of the area & new patients moving in all around the area
- Easy to run operations for low stress ownership
- Hit the ground running with this easy-to-run turnkey clinic

Real Estate value: \$775,000

Practice value with FFE (\$9K): \$144,000

***Asking Price:* \$919,000.00**

PROPERTY/BUSINESS SUMMARY

Present Use: Chiropractic/ Massage office

Lot Square feet: 9,003 SF

Year Built: 2017

Building Size: 7,200 SF

Unit Size: 2,400 SF

Property Taxes: \$2,715.06

Insurance: \$3,262.20



Don't miss out on this incredible opportunity to own a successful chiropractic business and real estate in a growing community. Schedule a viewing today!

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OFFERING SUMMARY

Massage Therapist rental Income:	\$19,200.00
NNN lease rental income:	\$50,400.00
Service & Sales income:	\$287,601.36
Gross income:	\$357,201.36
All P&B Expenses:	<u>-\$184,438.78</u>
NOI BOS:	\$172,762.58
OWNER SALARY:	<u>-\$80,000.00</u>
NOI:	\$92,762.58
Cap Rate:	10.09%

Take advantage of the upside...

The growth of the area and utilizing
the additional 2 rooms

14%+ CAP

REAL ESTATE SUMMARY

Massage Therapist rental Income:	\$19,200.00
NNN lease rental income:	<u>\$50,400.00</u>
NOI:	\$69,600.00
CAP RATE:	8.98%
(Real Estate value \$775,000.00)	

BUSINESS SUMMARY

Service & Sales income:	\$287,601.36
All NNN Expenses:	<u>-\$184,438.78</u>
NOI BOS:	\$103,162.58
OWNER SALARY:	<u>-\$80,000.00</u>
NOI:	\$23,162.58
CAP RATE:	16.08%
(Practice value with FFE (\$9K): \$144,000.00)	

PROPERTY HIGHLIGHTS

- Built out in 2017/2018
- Turn-Key business with growing customer base & loyal customers
- \$140,000 in TI work 2017/2018
- \$9,000.00 in FFE included
- 2019 ITD: 4,700 daily traffic count



Shawn Barton Sales Associate Mobile: 208-329-4610

Email: Shawn@keytoidaho.com

Facebook: 



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Westerra Group, Inc. in compliance with all applicable fair housing and equal opportunity laws.