

500 Sand Hollow Road, Caldwell, ID 83607 – selling flyer

Description: This is a 1 Acre property comprising of

- 1) C-Store
2025 inside sales: \$1.4Mil, had 6 months of construction due to car crash into pumps.
2026 inside sales: \$1.7Mil estimated
- 2) Two gasoline fueling islands, with 4 cars at once fueling capability
2025 fuel sales: 183,000 Gallons (6 months of construction due to car crash into pumps).
2026 fuel sales: 300,000 Gallons (estimated).
- 3) Café
- 4) Small rental office attached to the Café
- 5) Barn building comprised of a large garage and two offices → Rented
- 6) 2bd/1bth house → Rented
- 7) Shed storage → Rented
- 8) RV/boat parking lot → Rented
- 9) Electric car supercharging stations (in talks with NEVI program, 80% cost)

For the financial details please fill out the following “Intend of buying” form and submit via email to vsargsyan@yahoo.co.uk

Will review your “Intend of buying” letter, and schedule an appointment to show you the property and provide the financial details.

