

UNITED OIL ARCO

FOR SALE

967 W Grand Ave, Arco, ID 83301



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

EXCLUSIVELY LISTED BY:

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**FULL SERVICE
COMMERCIAL REAL ESTATE**

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www.mwcre.com

INVESTMENT SUMMARY

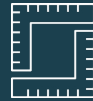


- Business & Real Estate Sale of a United Oil Gas Station & Retail Building
- 2023 Gallons Sold – Total: 104,749; Gas: 75,009; Diesel: 29,740
- Traffic Counts of 2,100 ADT
- 18 minutes to Craters of the Moon National Monument & Preserve
- Direct access to US-26



PURCHASE PRICE

\$299,000



GROSS LEASABLE AREA

2,000 SF



LAND SIZE

1.19 AC



OF PUMPS

2 Pumps



YEAR BUILT

1949



FUEL SUPPLIER INFO

Christensen, Inc.

UNDERGROUND STORAGE TANK INFO

2 Tanks Made of Composite (Steel w/ FRP), Installed in 1996.
Tank Capacity - 3K, 3K, 1K

INVESTMENT INSIGHTS



The subject property is currently operated as an unmanned card-locked site. The c-store on site is operable should the buyer choose to man the operations. Branding the site as Sinclair is a strong option to grow revenue and sales; Sinclair will allow an unmanned situation.

With its proximity to the Sawtooth Mountain range, Arco is a popular hunting and fishing destination. The vacant land on the East-side of the parcel could be utilized as a small RV park. It is estimated that the space could accommodate a minimum of six drive-through stalls. As the table below demonstrates, adding an RV park could add an additional \$26K of income, even with modest proforma estimates of \$42.50/day in rent and 37% occupancy for the year. Adding the RV park would also facilitate changing the store to a manned operation.

PROFORMA - RV PARK					
	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Total 2024
Pull Through Spaces	6	6	6	6	6
Days in Month	\$90	\$91	\$92	\$92	\$ 365
Daily Rate w/Tax	\$43	\$43	\$43	\$43	\$43
Gross Potential Income	\$22,950	23,205	23,460	23,460	\$93,075
Occupancy	12%	53%	65%	18%	37%
RV Park Sales	\$2,729	\$12,380	\$15,249	\$4,335	\$34,693
Economic Vacancy	88%	47%	35%	82%	63%
Estimated Expense Ratio	25%	25%	25%	25%	25%
Estimated Expense	\$682	\$3,095	\$3,812	\$1,084	\$8,673
Net Income	\$2,046	\$9,285	\$11,437	\$3,251	\$26,020
Net Income Multiplier					7.0x
RV Park Value					\$182,137



PROPERTY FEATURES & LAND OVERVIEW



LOCATION:

Located at intersection US-26 and 3100 N

LAND AREA:

Consists of 1.19 Acres or 51,836 SF of land area

BUILDING AREA:

The subject property consists of 1 retail building approximately 2,000 SF of gross leasable area

FRONTAGE AND ACCESS:

The subject property has two direct access points totaling approximately 168 feet along US-26

TRAFFIC COUNTS:

US-20- 2,100 ADT

YEAR BUILT:

1949



LAND OVERVIEW

APN #	ACRES	SF
RPA1600017003B	0.478	20,647
RPA16000170070	0.716	31,189
TOTAL	1.19	51,836

PARCEL



W GRAND

2,300 ADT



W US HIGHWAY 93

210 ADT

ARCO-MINIDOKA RD

PROPERTY PHOTOS



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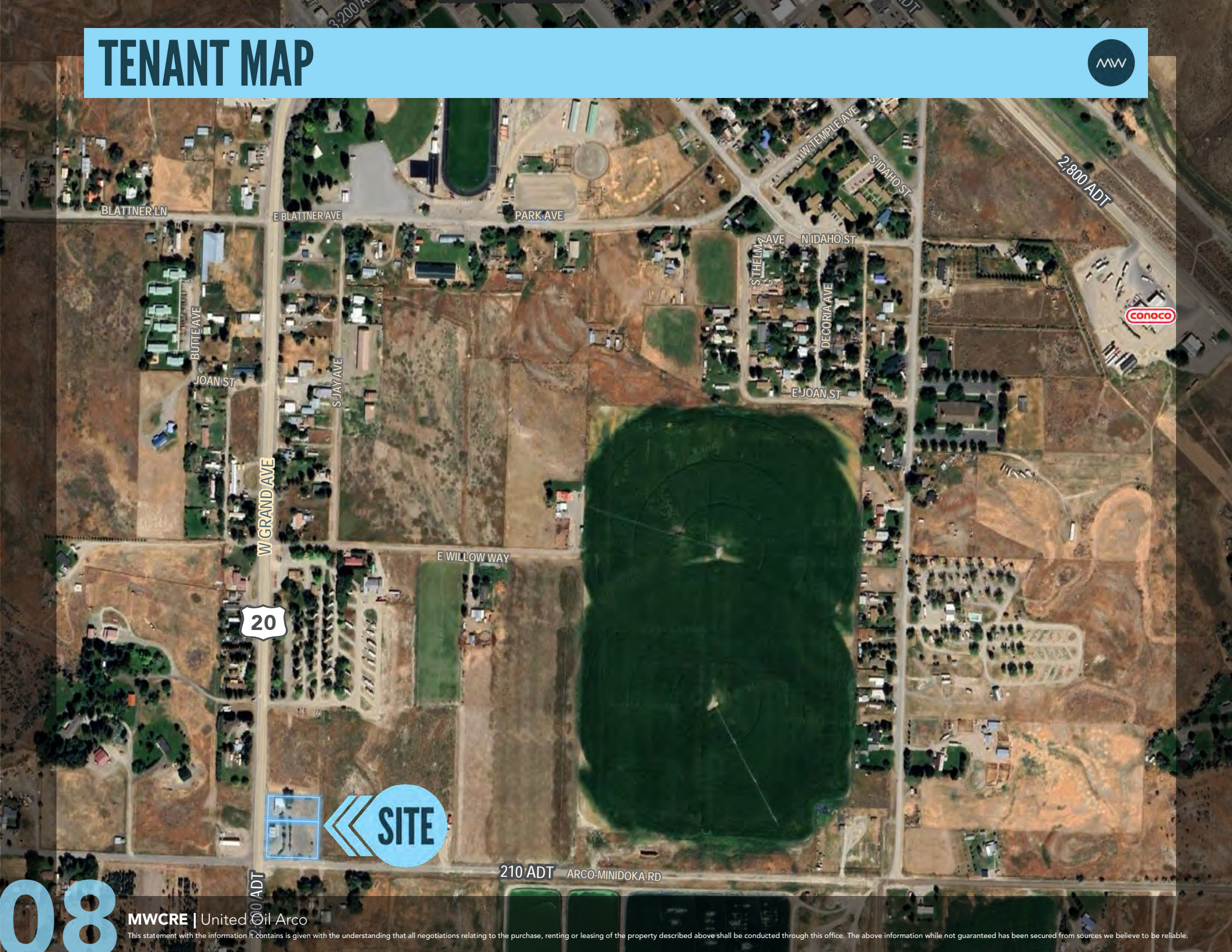
MWCRE | United Oil Arco

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

PROPERTY PHOTOS



TENANT MAP



BLATTNER LN

E BLATTNER AVE

PARK AVE

W TEMPLE AVE

S IDAHO ST

2,800 ADT

S THELM AVE

N IDAHO ST

DECORIA AVE



BUTTE AVE

JOAN ST

S JAY AVE

E JOAN ST

W GRAND AVE



E WILLOW WAY



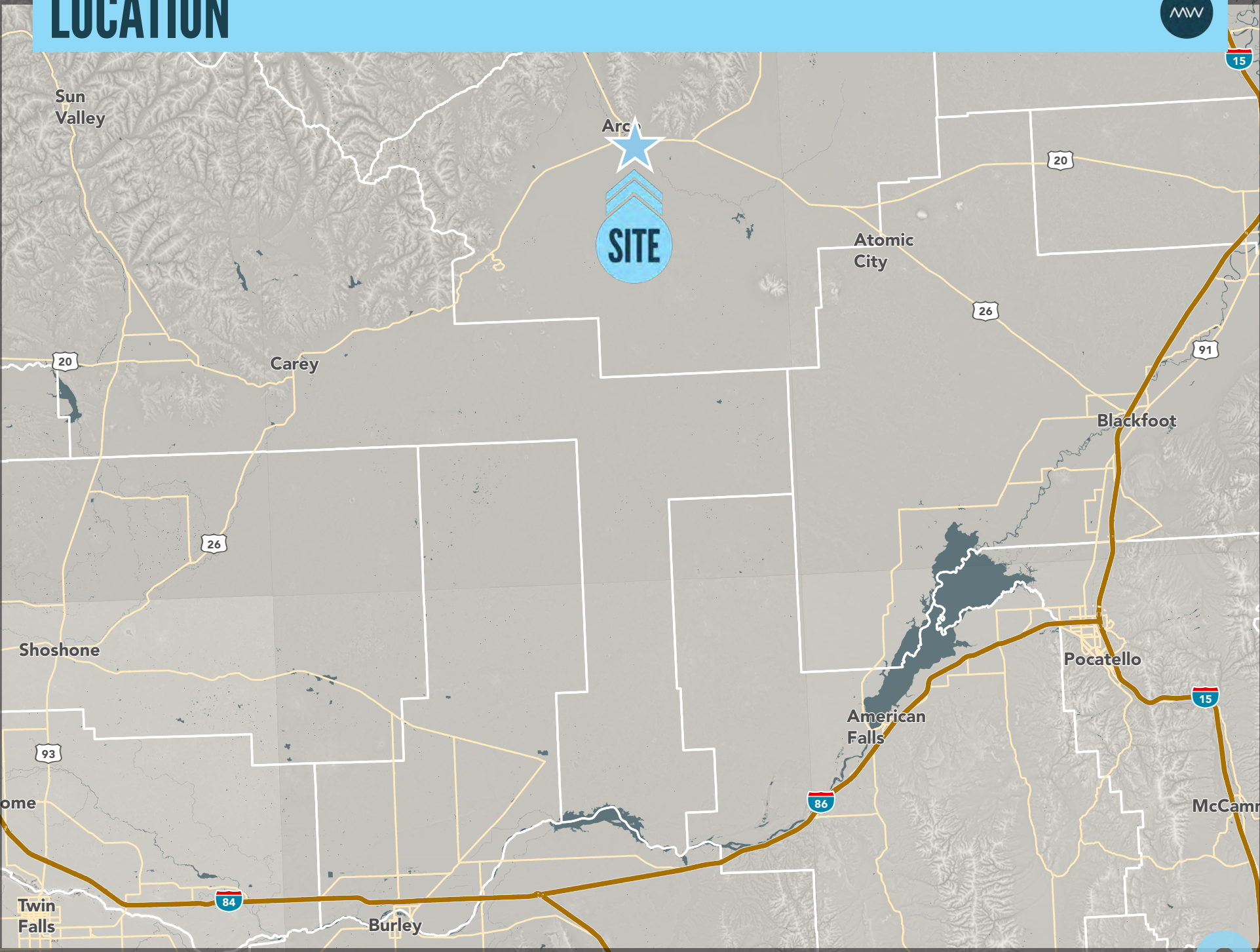
210 ADT ARCO-MINIDOKA RD

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LOCATION



ARCO, ID

Butte County is a rural county in Idaho, established in 1917 from parts of Bingham, Blaine, and Jefferson counties. It's named after the buttes that rise from the Snake River plain, which served as landmarks for pioneers and trappers traveling through the area. The county

seat and largest city is Arco, which is also home to the Butte County Business Center. The center offers rentable office space, conference rooms, and a commercial kitchen for community use. Its focus is on offering a place for the community to conduct their business.

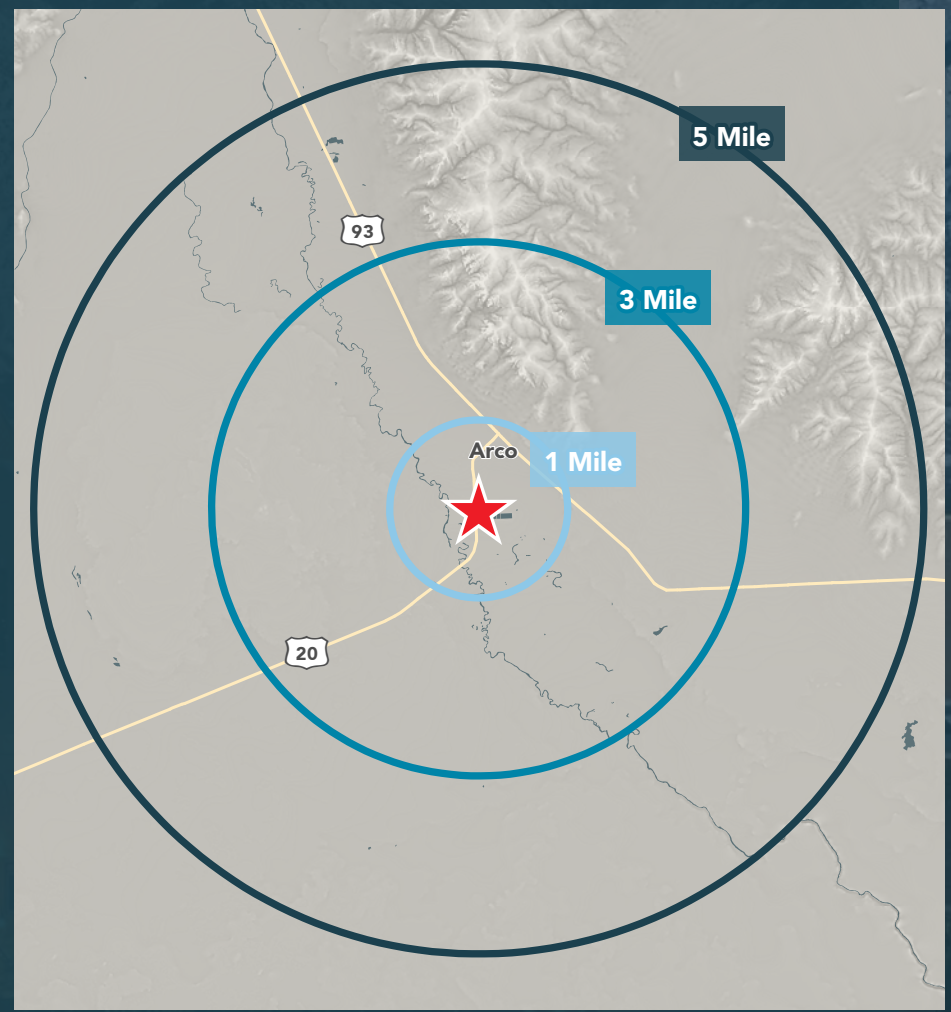
Arco is located along the Big Lost River and is a gateway to the Lost River Range from the Snake River Plain. Craters of the Moon National Monument is located along U.S. Route 20, southwest of the city. The Idaho National Laboratory (INL) is located east of Arco.



2024 DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
EST. POPULATION	726	1,048	1,215
2029 EST. POPULATION	897	1,293	1,497
EST. HOUSEHOLDS	397	573	664
EST. AVERAGE HOUSEHOLD INCOME	\$75,360	\$77,089	\$75,964
EST. MEDIAN HOUSEHOLD INCOME	\$43,324	\$44,260	\$43,978



why

MOUNTAIN WEST COMMERCIAL REAL ESTATE!



11,675+

TRANSACTIONS COMPLETED



\$13 BILLION

TRANSACTIONS COMPLETED



67 MILLION

SF TRANSACTED



4,359

TENANT ASSIGNMENTS



\$4.5 BILLION+

INVESTMENT TRANSACTIONS

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Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



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