

# FOR SALE



## \$1,500,000.00

252 Washington St. Twin Falls, ID 83301

### \*\*Well Established Power Equipment & Repair Shop for Sale in Twin Falls, Idaho\*\*

Seize the opportunity to own a reputable Lawn & Garden Retail Business & Repair Shop in the heart of Twin Falls, Idaho! This successful enterprise boasts an excellent reputation, driven by high staff retention and quality management practices. Strategically situated on Washington Street, the Business enjoys excellent visibility. The building is designed for efficiency and customer comfort, featuring top-of-the-line brands and premium workspace. The dedicated and experienced staff takes pride in their work, contributing to a strong and loyal customer base. Known for high-quality service and customer satisfaction, this business stands out from the competition.

#### REAL ESTATE SUMMARY 2024

NNN lease rental income: \$60,000.00

**CAP RATE: 8.00%**

(Real Estate value \$750,000.00)

#### BUSINESS SUMMARY T-12

Gross income: \$1,046,691.76

Total Expenses: \$ 987,410.70

**NOI: \$59,281.06**

**CAP RATE: 12.48%**

(Business value \$410,000 + FFE @ \$70K): \$470,000.00)

#### PROPERTY HIGHLIGHTS

- Built in 1955 **Remodeled 2023/2024**
- 28,532 SF lot & over 2,000 SF of covered storage
- Over 6,000 SF of Retail buildings space
- \$270 in inventory & 70K in FFE included
- Turn-Key business with growing customer base & loyal customers
- 2023 ITD: 3,100 daily traffic count and 9,700 daily on US-30

INVENTORY \$270,000.00



#### OFFERING SUMMARY 2023

Gross income: \$1,046,691.76

Total Expenses: \$927,410.70

**NOI: \$119,281.06**

**Cap Rate: 10.63%**

(Real Estate value \$750,000.00, Business & FFE \$480,000.00 plus Equipment and Parts inventory of \$270K )

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