

**FOR SALE: \$835,000**

**NOI: \$58,131**

**Square Footage: 2,646 ft. With Drive-Thru**

**Frontage: Building is located at the five corners intersections**

**Amenities:**

- 9 years left to a 15 year lease
- 3% annual lease accelerator
- Stand-alone building
- Established tenant
- Listed at 7% cap rate
- Drive-Thru



**Jim M. Woodland**

Cell: (208) 200-5263 Email: 208200land@gmail.com

# **KW** EAST IDAHO

KELLERWILLIAMS. REALTY

Each office is individually owned and operated.

# 1040 Shoshone

## Twin Falls, Idaho

### GREAT COMMERCIAL LOCATION



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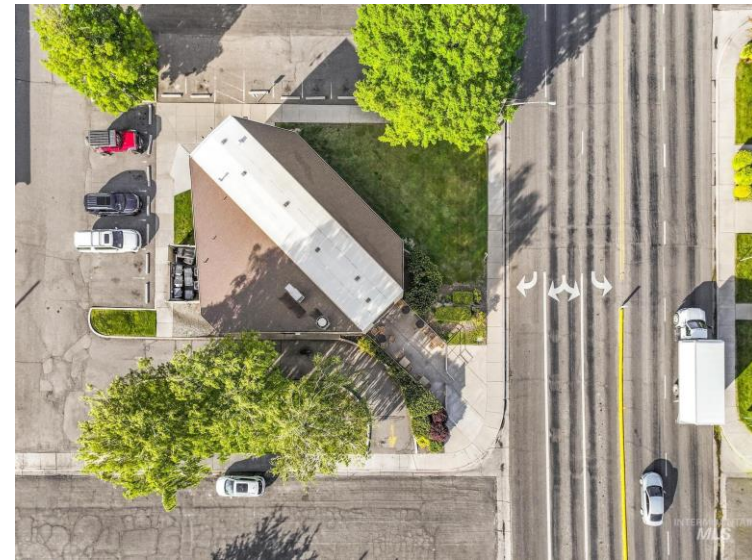
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