

# RETAIL BUILDING FOR SALE (FUEL RESTRICTED)

703 East Main Street • Weiser, Idaho 83672



## HIGHLIGHTS

- **BUILDING SIZE: 1,600 SF**  
**LOT SIZE: 0.416 ACRES**
- **SOLD “AS-IS” WITH DEED RESTRICTION ON FUEL STATION USE**
- **SELLER WILL REMOVE FUEL TANKS & PROVIDE A “NO FURTHER ACTION” LETTER**
- **SALE PRICE: CONTACT AGENT**
- **ZONING: COMMERCIAL (C3)**

**TANNER OLSON**

801.930.6752 | [tolson@legendcommercial.com](mailto:tolson@legendcommercial.com)

**PARTNER XTEAM**  
RETAIL ADVISORS

**LEGEND**  
PARTNERS ■■■■

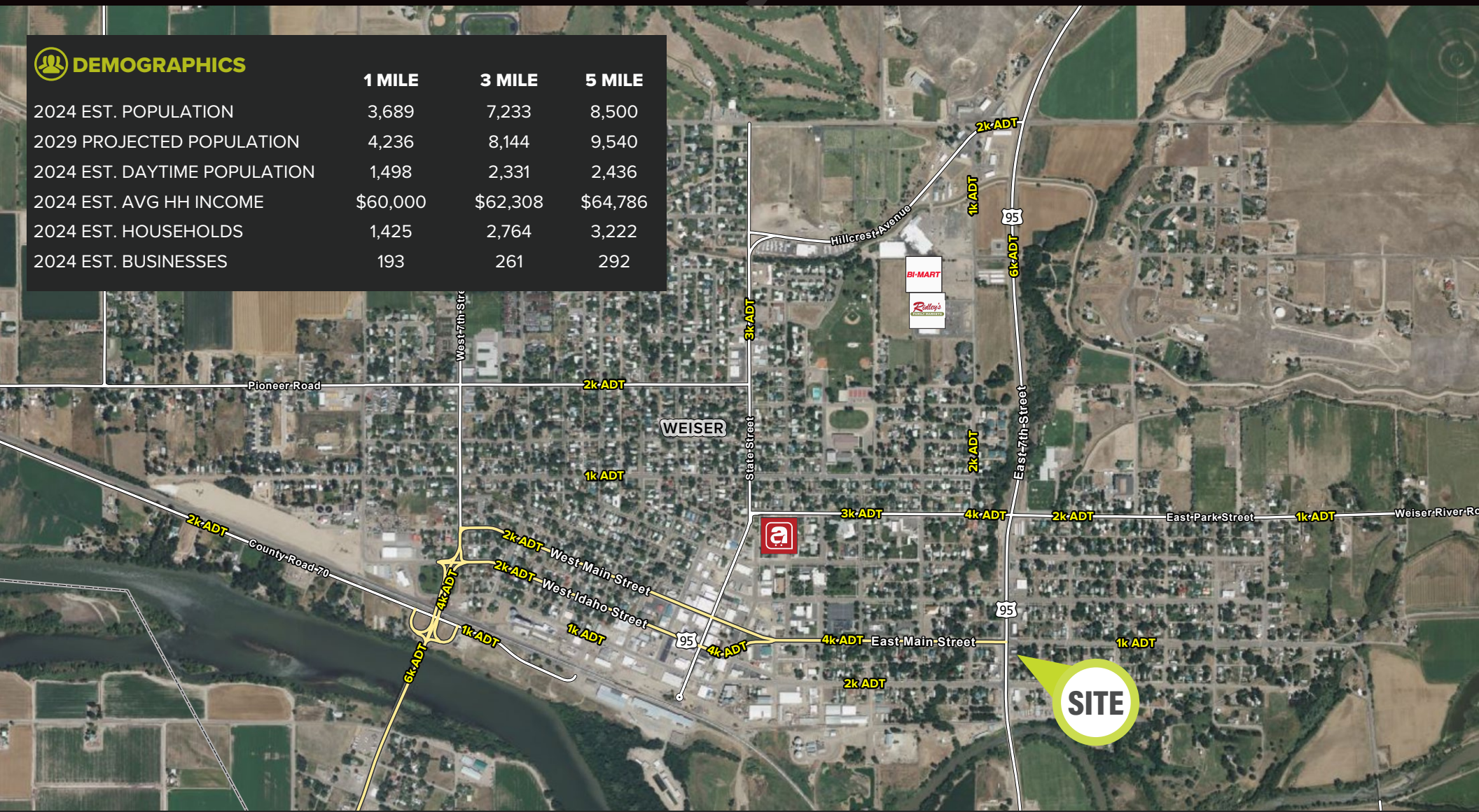
801.930.6750 | [www.legendllp.com](http://www.legendllp.com)  
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

# WEISER, IDAHO

## LOCATION

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 EST. POPULATION	3,689	7,233	8,500
2029 PROJECTED POPULATION	4,236	8,144	9,540
2024 EST. DAYTIME POPULATION	1,498	2,331	2,436
2024 EST. AVG HH INCOME	\$60,000	\$62,308	\$64,786
2024 EST. HOUSEHOLDS	1,425	2,764	3,222
2024 EST. BUSINESSES	193	261	292



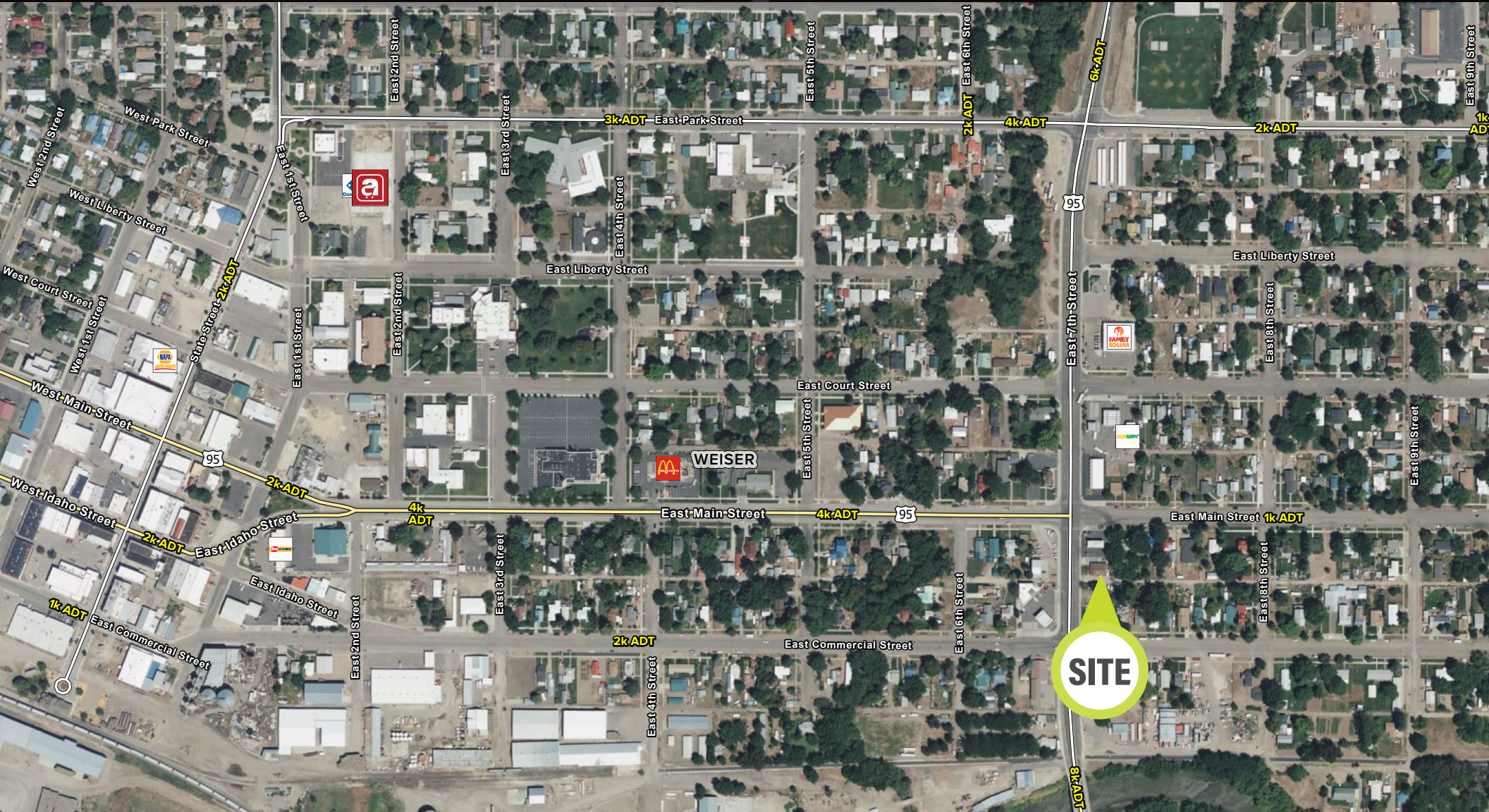
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# WEISER, IDAHO



7TH ST (US 95) 8,000 ADT

MAIN ST

SITE

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