



Land, Building and FF&E For Sale

The Dam Pizza Place

2840 Pocatello Ave.

American Falls, ID 83211

Conveniently located on the main road into American Falls, near other regional shopping and businesses.

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Property Highlights

- Turnkey Business
- Over 40 Parking spaces
- Great location and Visibility
- Well maintained building and equipment
- Equipment included
- Financials can be provided to qualified buyers (NDA Required)

Sale Price \$550,000

About the Property

Property Address:
2840 Pocatello Ave.
American Falls, ID

Property Type:
Retail Restaurant

Parcel size:
0.64 Acres

Building Size:
2,395 SF

Current Zoning:
Highway Commercial

Occupancy:
100%

Property Access:
Call Agent





About **The Dam Pizza Place**

Located in the heart of American Falls, this property offers an exceptional opportunity for retail, restaurant, or service-based business use.

Situated just steps away from the well-loved American Falls *The Dam Pizza Place*, this location benefits from steady local traffic, great visibility, and strong community presence. The surrounding area features a mix of established businesses and local favorites, making it a natural gathering spot for residents and visitors alike. With its convenient access, ample parking, and proximity to the Snake River and American Falls Reservoir, this location combines small-town charm with excellent commercial potential.

Whether you're an investor seeking a stable long-term asset or a business owner looking for a high-visibility location, this property delivers the perfect combination of community connection and opportunity.

For Sale \$550,000



Items List for The Dam Pizza Place

APPLIANCES

3	Lincoln Conveyor Gas Pizza Ovens	Model 1116-000-U-KF005
1	Duke Gas Convection Oven	Model E101-G
1	Atosa 36" Gas Grill	Model ATMG-36
1	John Boos Equipment Stand	Model # EES8-3036-X
1	Hatco Med Hot Hold Case	Model # PFST-1X
1	Cookrite Large Hot Hold Case/Proofer	Model # ATHC-18
1	Globe Dough Mixer	Model # SP30P
1	Doyon Dough Roller	Model DL18DP
1	Manitowac Ice Machine	Model D400
1	Turbo Air Salad Prep Fridge	Model # TST-48SD-D2-N
2	Turbo Air Pizza Prep Fridge	Model # TPR-67SD-D2-N
1	Vollrath Counter Top Fryer	
1	Microwave	
1	Instapot Pressure Cooker	

FURNITURE/OTHER

13	Rectangle Tables	48" x 30"
2	Square Tables	39" x 39"
63	Black Dining Chairs	
1	Drying Rack	4 shelves
1	John Boos Single Compartment Prep Sink with Drain Board	Model # E1S8-1620-12R18-X
1	John Boos 3 Compartment Wash Sink with Drain Board	Model # 3B16204-2D24-x
2	John Boos Small Hand Wash Sink	Model # PBHS-W-1410-P-SSLR
	Other Miscellaneous Shelving and Utensils	

STORAGE

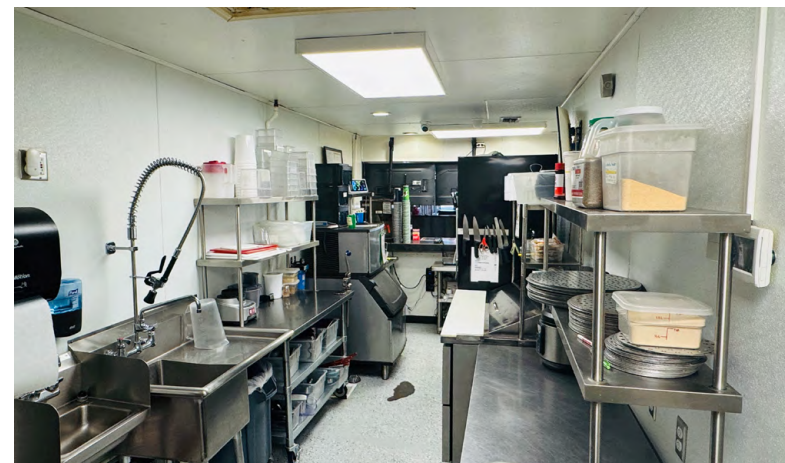
1	Microwave Stand	
2	John Boos Prep Table	60" x 24" 5 shelves
2	John Boos Prep Table	48" x 24" 5 shelves
1	John Boos Prep Table	36" x 24" 5 shelves
1	Prep Table	24" x 18" 3 Shelves
1	Prep Table	48" x 30" 2 Shelves
1	2 shelves	18" x 18"
1	Wire Rack Shelving Unit	37" x 48" 5 shelves

KITCHENWARE

36	Medium Metal Serving Trays	
52	Large Metal Serving Trays	
130	Small Metal Pizza Disks	
80	Medium Metal Pizza Disks	
130	Large Metal Pizza Disks	
16	Small Cookie Sheets	
56	Large Cookie Sheets	
9	Plastic Dough Bins	
12	Small Clear Containers	
12	Large Clear Containers	
40	Clear Container Lids	
20	X-Small Metal Containers	
15	X-Small Metal Lids	
83	Small Metal Containers	
40	Small Metal Lids	
29	Medium Metal Containers	
22	Medium Metal Lids	
6	Large Metal Containers	
4	Large Metal Lids	
4	Pizza Cutting Boards	

5	Cutting Boards
2	Pizza Rocker Knives
6	Miscellaneous Knives
2	Sets of Measuring Cups
1	Set of Whisks
1	3pc Set of Strainers
1	Large Pot
2	Pizza Dockers
2	Pizza Clamps
2	Metal Spatulas
4	Large Spatulas
5	Scrapers
11	4 oz Scoops
23	2 oz Scoops
20	Rubber Spatulas
24	Metal Serving Spatulas
2	2 oz Ladle Spoons
3	1 oz Ladle Spoons
70	Serving Plates
7	Large Salad Bowls
7	Small Salad Bowls
	Silverware and Silverware Holder
1	Knife Holder
1	Menu Holder
3	Phones
1	Thank You Sack Holder
2	Glove Stations
4	Kitchen Garbage Cans
1	65" TV
2	55" TVs
2	42" TVs

Property Photos



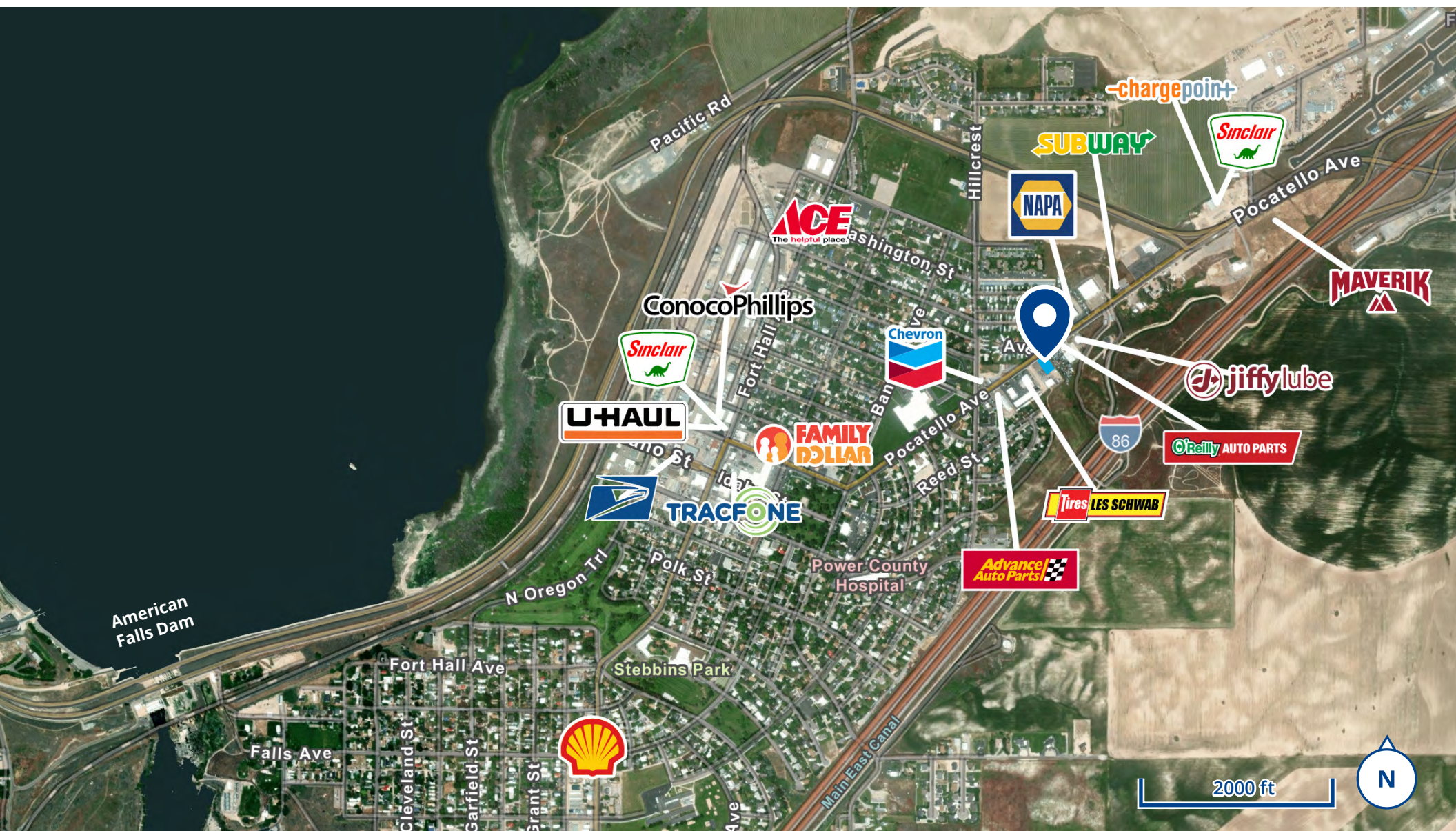
Property Photos



Aerial Map

 Google Map

 Street View



Local Area Overview - American Falls

American Falls is a welcoming and steadily growing community in Power County, Idaho, serving as the county seat and a key hub for the region. The city has grown 8.1% since the 2020 census and continues to see steady annual population gains.

With an average household income of \$68,371 and a median age of 32.5, American Falls offers a young, active workforce and a high quality of life.

The local economy is anchored by diverse industries including agriculture, health care and manufacturing. Leading employer Lamb Weston is investing over \$415 million to expand its American Falls facility, increasing production capacity by about 40% and adding 280 new jobs.

With its expanding economy, strong agricultural roots and business-friendly environment, American Falls continues to attract employers and residents seeking opportunity and growth in the heart of Idaho.

Resources:
cityofamericanfalls.com



2025
population

4,937



Best State to Live
Livability, 2020

#1



2025 Average
Household Income

\$77,108



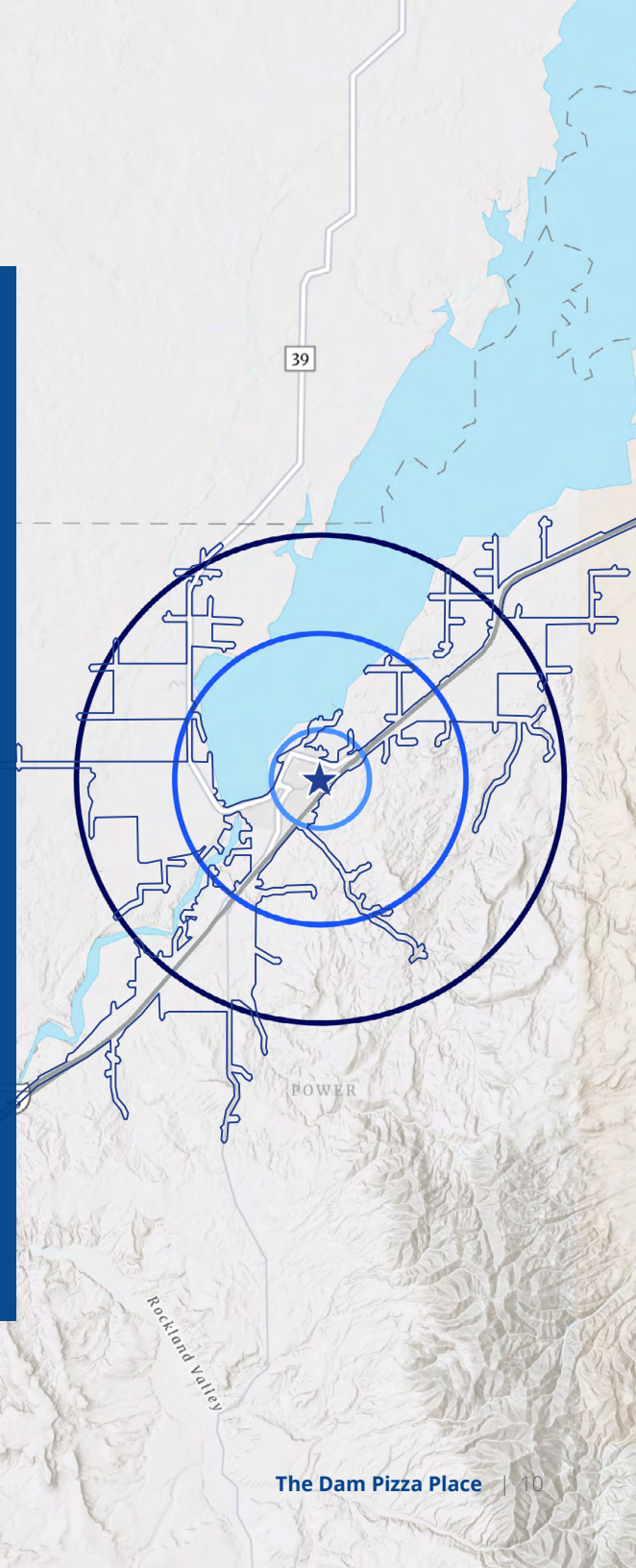
Average
Commute Time

14 min



Demographics

	1 Mile	3 Miles	5 Miles	10 Min Drive
Population				
2025 Estimated Population	3,142	4,974	5,838	5,274
2030 Projected Population	3,277	5,192	6,114	5,514
Projected Change '25-'30	0.84%	0.86%	0.93%	0.89%
Household				
2025 Estimated Households	1,046	1,656	1,987	1,773
2030 Projected Households	1,092	1,730	2,084	1,856
2010 Census Households	980	1,588	1,881	1,689
Historical Change '20-'25	0.29%	0.24%	0.40%	0.30%
Income				
2025 Est. Average HH Income	\$69,881	\$77,746	\$80,290	\$78,603
2025 Est. Median HH Income	\$58,679	\$63,740	\$67,009	\$64,765
Misc.				
2025 Median Home Value	\$263,663	\$274,038	\$558,043	\$286,350
2023 Median Gross Rent	\$762	\$719	\$723	\$721
2025 Est. Labor Population Age 16+	1,304	2,164	2,548	2,293
2025 Est. Total Housing Expenditures	\$63,813,847	\$112,513,588	\$139,100,332	\$121,596,984



Colliers

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