

702 S WASHINGTON AVE
EMMETT, ID 83617

Business & Real Estate Sale or Equity Partnership

NAISelect



PROPERTY INFORMATION

PROPERTY TYPE	Neighborhood Gas Station & Convenience Store
ADDRESS	702 S Washington Avenue Emmett, ID 83617
PURCHASE PRICE	\$750,000 + Inventory
ZONING	C - Commercial
ACRES	±0.224

HIGHLIGHTS

- Prime central location in downtown Emmett at 702 S Washington Ave
- Upcoming I-80 freeway connection expected to significantly increase property value and traffic
- Multiple revenue streams: fuel, lottery, check cashing, and convenience retail
- Existing seller financing available with favorable terms
- Strong lottery sales growth: 32% increase from 2023 to 2024
- Established customer base in growing Idaho market

This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.

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