

<https://www.naiselect.com>

702 S WASHINGTON AVE  
EMMETT, ID 83617

Business & Real Estate Sale or Equity Partnership

**NAI**Select



### 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.

**ANMOLL RATTANN**

208.435.0782 | [ar@naisselect.com](mailto:ar@naisselect.com)

NAI SELECT | 5571 N. GLENWOOD ST., BOISE, ID 83714 | 208.229.2020

**NAISelect**



**ANMOLL RATTAN**

208.435.0782 | [ar@naiselect.com](mailto:ar@naiselect.com)

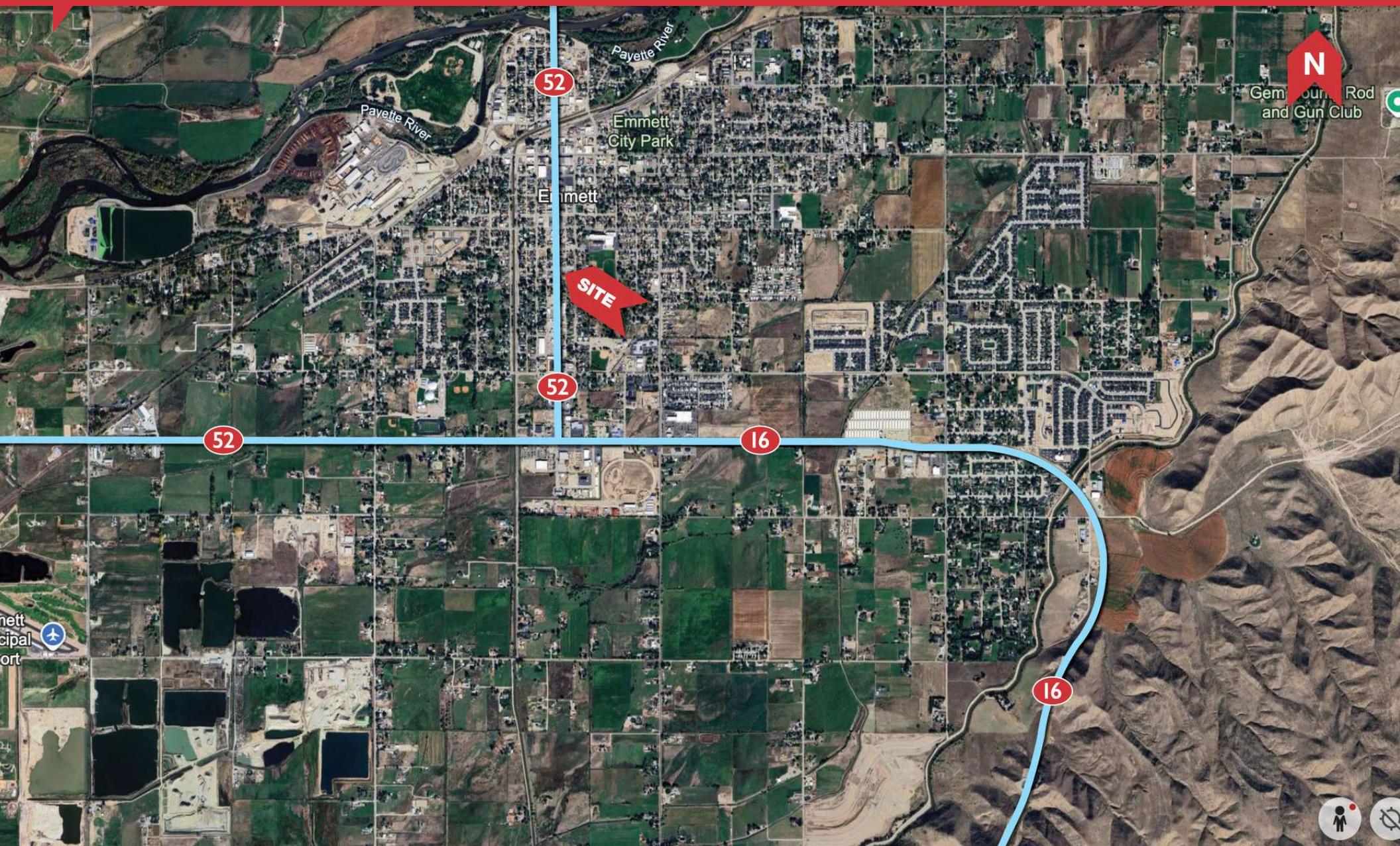
NAI SELECT | 5571 N. GLENWOOD ST., BOISE, ID 83714 | 208.229.2020

**NAISelect**

702 S Washington Ave

EMMETT, ID

Market Aerial



ANMOLL RATTANN

208.435.0782 | [ar@naisselect.com](mailto:ar@naisselect.com)

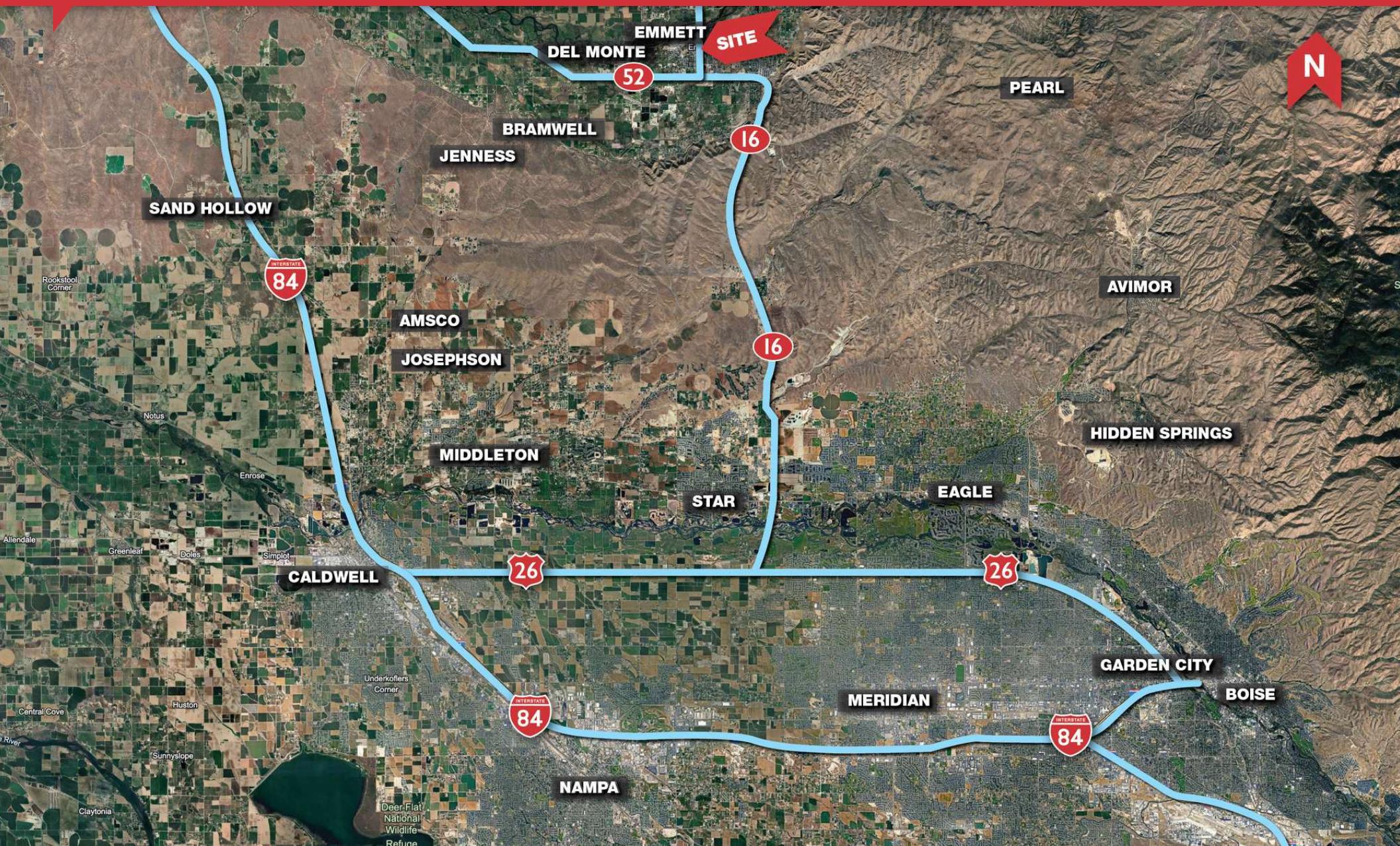
NAI SELECT | 5571 N. GLENWOOD ST., BOISE, ID 83714 | 208.229.2020

**NAI**Select

# 702 S Washington Ave

EMMETT, ID

Wide Aerial



**ANMOLL RATTANN**

208.435.0782 | [ar@naiselect.com](mailto:ar@naiselect.com)

NAI SELECT | 5571 N. GLENWOOD ST., BOISE, ID 83714 | 208.229.2020

**NAI Select**