



COMMERCIAL NORTHWEST
REAL ESTATE

FOR SALE



FREESTANDING BUILDING | TURN-KEY RESTAURANT

308 A AVE, WILDER, ID 83676

FOR SALE



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HIGHLIGHTS:

- Freestanding Building
- Fully equipped with all necessary kitchen and service equipment
- Ample on-site parking
- Features a combined order and bar counter
- Strategically located on the corner with strong visibility
- Spacious indoor seating

- Sale Price: \$570,000
- Size: 2,300 SF
- Lot Size: 0.49 Acres
- Parking: 11-20 Spaces





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PROPERTY OVERVIEW



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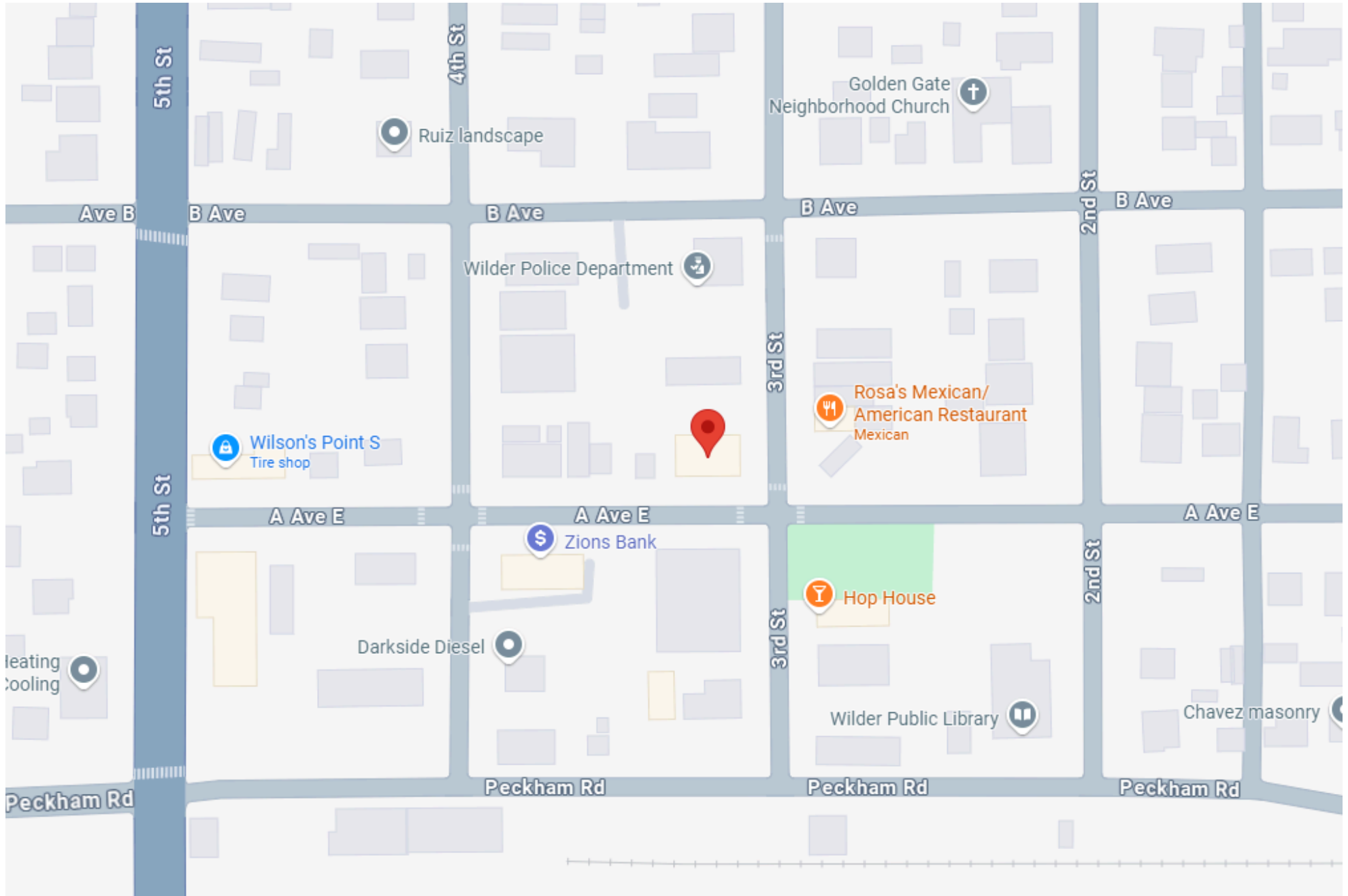
Property Overview

Turn-Key 2,300 Sq. Ft. Corner Restaurant Fully Equipped and Ready to Operate This prime 2,300 square foot corner restaurant offers an outstanding opportunity for any restaurateur looking to hit the ground running. **The property boasts ample on-site parking, a spacious indoor seating area, and additional space for reservations or private dining, allowing for flexibility in layout and capacity.** Designed with operational efficiency in mind, the restaurant features a combined order and bar counter, streamlining customer service and creating a centralized, inviting focal point for guests. **This turn-key opportunity comes fully equipped with all necessary kitchen and service equipment included perfect for a seamless launch or easy transition.** Whether you're expanding your brand or starting fresh, this ready-to-go location checks all the boxes for visibility, functionality, and customer convenience.



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Why Invest in Wilder, Idaho?

- **Proximity to Growth Corridors:** Located just 45 minutes from Boise and 20 minutes from Caldwell, Wilder is benefiting from westward expansion as buyers and businesses seek more affordable land and space.
- **Agricultural and Wine Tourism Hub:** Surrounded by vineyards, orchards, and farmland, Wilder is gaining popularity as a stop along Idaho's wine country routes, bringing in consistent tourism traffic.
- **Small Town with Community Support:** With a close-knit population and limited dining options, new restaurants can quickly build loyal local followings.
- **Infrastructure and Investment:** Recent improvements in roads and utilities, plus interest from investors and developers, signal a growing appetite for commercial activity in Wilder.

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