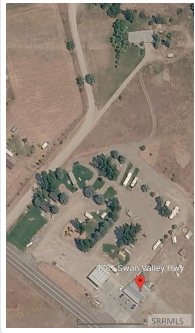


MLS Number: CC2186306A (Active) List Price: \$2,500,000

3781 Swan Valley Hwy IRWIN, ID 83428



Current Use: Retail, Service Business, Trailer/RV Park
Possible Use:
Prior Use: Retail, Service Business, Trailer/RV Park
Buildings:
Offices/Unit(s):
Restrooms:
Stories:
Handicap Access: Yes
Apx Total SqFt: 1800
Parking:
Off Street Parking:

Unit #:
County: Bonneville
Subdivision:
Zoning-General: COMMERCIAL
Zoning-Specific: BONNEVILLE-C2-GENERAL COMMERCI

Legal Description: See Exhibit A Attached

Lot Size (Apx SqFt):	Apx Acreage: 11	Frontage:	Depth:	Flood Plain: U
Cvnts: No	Topo:	Location:	LID: Unknown	
Parcel #: Multiple Parcels	Taxes: 6399.60	Tax Year: 2025	Mill Levy:	Levy Year:
Assoc Fee \$:	Association Fee Includes:			
Short Term Rental: Active Short Term Rental			Winter Access: Yes	
Abv Grade SqFt: 0	Blw Grade SqFt: 0			
Overhead Doors:	# Overhead Doors:	Ceiling Height:	Door Height:	
Sep Utilities:	Monthly Leased Rate:	\$/SqFt Annually:		
Avg Electric \$/Mo:	Avg Gas \$/Mo:	Avg Heat \$/Mo:	Primary Lease Expires:	
Actual Annual Gross Income:	Personal Property Tax:		Annual Insurance:	
Net Operating Income:	CAP Rate:			

Construction/Status: Existing	Basement: None
Exterior: Log Siding, Metal Siding	Landscaping:
Foundation: Slab	Extras:
Roof: Metal	Owner Pays: Other
Heat Source/Type: Propane	Tenant Pays: Other
Air Conditioning: Central Air	
Water: Well, Shared Well	
Sewer: Private Septic	
Provider/Other Info: Lower Valley Electric	

Inclusions:

Exclusions:

Public Info: Mixed-use commercial investment opportunity in Irwin, Idaho. This approximate 11-acre offering includes a Chevron branded gas station, newly remodeled ExtraMile convenience store, established RV park with 20+ RV spaces, multiple income-producing Airbnb/rental units, and additional RV Park expansion parcels. RV PARK, EXPANSION PARCELS, AND COMMERCIAL OPERATIONS ARE NOT AVAILABLE FOR SALE SEPARATELY AND MUST BE SOLD TOGETHER AS ONE TRANSACTION WITH THE STORE. Located near the South Fork of the Snake River and Palisades Reservoir, the property benefits from strong seasonal and year-round traffic from boating enthusiasts, fishermen, campers, RV travelers, and tourists. Conveniently situated approximately 45–60 minutes from Jackson Hole and Yellowstone National Park. Multiple income streams with future development potential make this a unique investment opportunity in a growing recreation corridor. Store inventory sold separately. Buyer to verify all information independently. All parcels, the RV park, and store must be purchased together and will not be sold separate

Driving Directions Beginning At: Take Highway 26 towards Palisades dam. Approximately 2.5 miles before the dam on the left hand side of the road.

Information Herein Deemed Reliable but Not Guaranteed