

FULLY-OPERATIONAL FUEL STATION, C-STORE, & RESTAURANT FOR SALE

JACKSON'S KOUNTRY KORNER

1101 BROADWAY AVENUE N | BUHL, IDAHO 83316



TOK
COMMERCIAL



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BUSINESS + REAL ESTATE!

\$1,300,000



Tok
COMMERCIAL

OFFERING DETAILS

Property Address	1101 Broadway Avenue N Buhl, ID 83316
Building Size	3,982 SF
Lot Size	0.67 Acres
Parcel No.	RPB72510350003
Zoning	Commercial
Year Built	1991, 2000 Improvements
Utilities	All City Services

Sale Price	\$1,300,000 \$502.26/SF
Business Type	C-Store, Restaurant, and Fuel Station
Annual Sales Volume (2025)	\$1,104,815

[1] JACKSON'S KOUNTRY KORNER

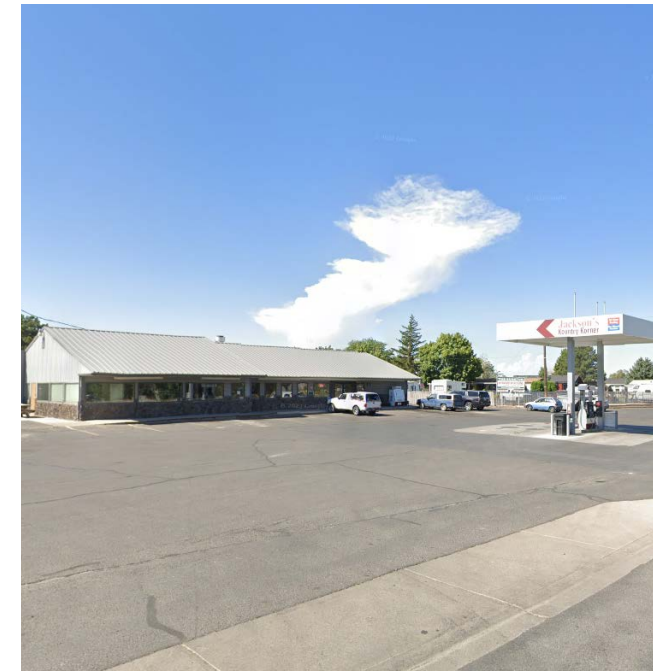
UPDATED: 6.15.2026

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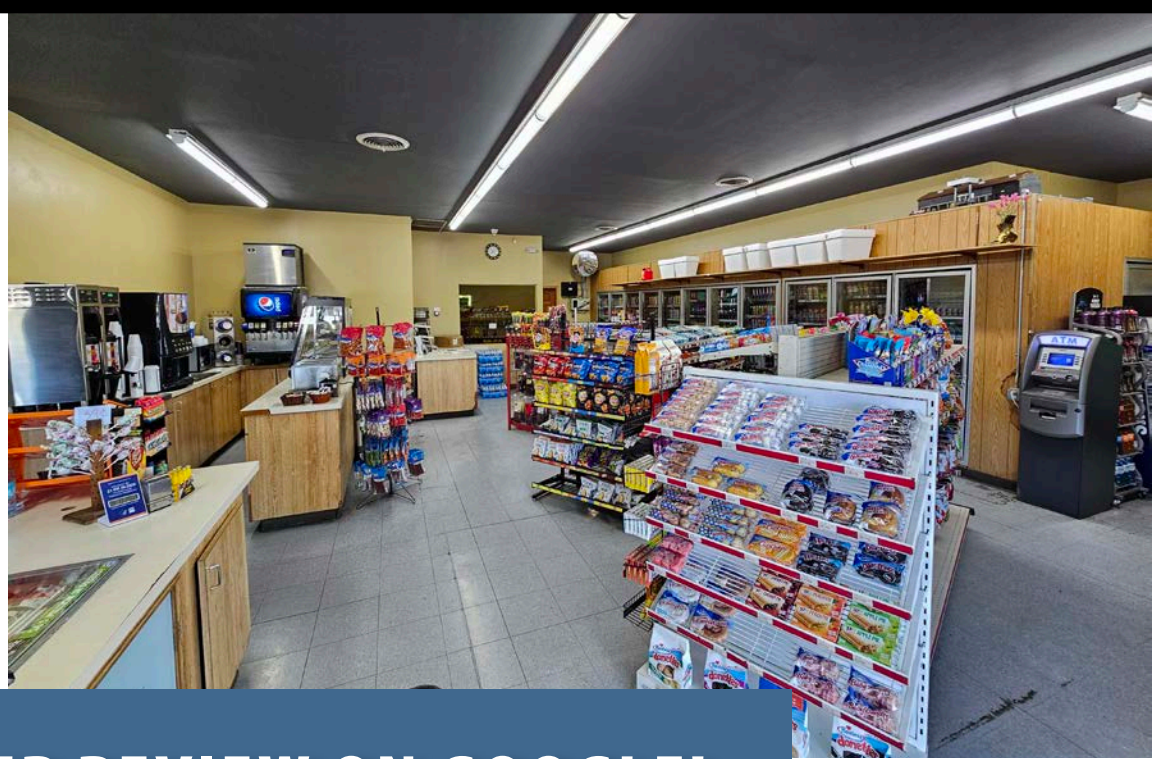
- Business and real estate sale of a high-producing-convenience store, restaurant & gas station. Includes recently refurbished 100 seat restaurant that could be run by owner or leased out to a third party.
- Strong 2025 sale volume of \$1,104,815 with 2026 sales volume already exceeding 2025 numbers to date.
- Prime, hard corner location with high visibility near Buhl's schools — 9,000 vehicles per day!
- Situated on the gateway to Hagerman Valley, the first/last convenience and gas station option to inbound and outbound traffic.
- The property is currently equipped with 2 fuel pumps served by 2, 2,000-gallon and 2, 1,000-gallon underground tanks (installed in 1991 and state insured), with expansion potential for additional pumps located east of the existing pump island.
- Situated on the beautiful, scenic Highway 30 in Southern Idaho, the main scenic route to Filer, Twin Falls, Kimberly, Burley, Heyburn and others.
- Buhl is a popular outdoor tourism area, known as the "Trout Capital of the World", minutes to Hagerman, 1000 Springs & fossil beds.



[2] JACKSON'S KOUNTRY KORNER

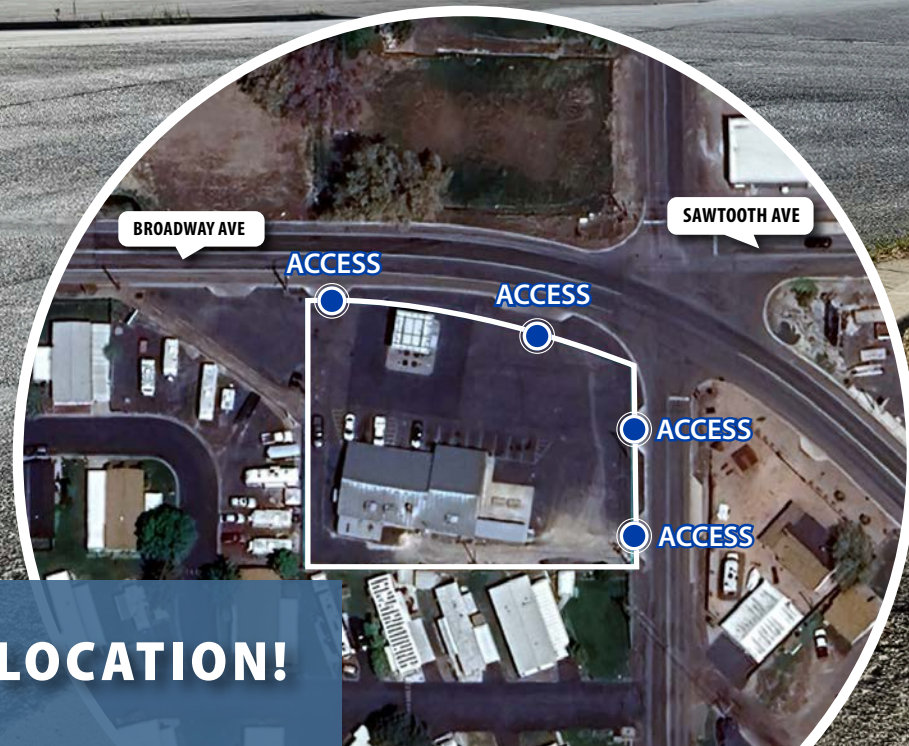
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4.0 STAR CUSTOMER REVIEW ON GOOGLE!





EXCELLENT EXPOSURE AT HARD CORNER LOCATION!



**DIRECT CONNECTION WEST TO
HAGERMAN AND I-84**

E 4200 N



SITE



BUHL HIGH SCHOOL



BUHL MIDDLE SCHOOL



CLEAR LAKE CHRISTIAN ACADEMY



POPPELWELL ELEMENTARY SCHOOL



Buhl

Clear Lakes Rd



Burley Ave



E 2500 N Rd



POPULATION
9,492
5 MI. RADIUS



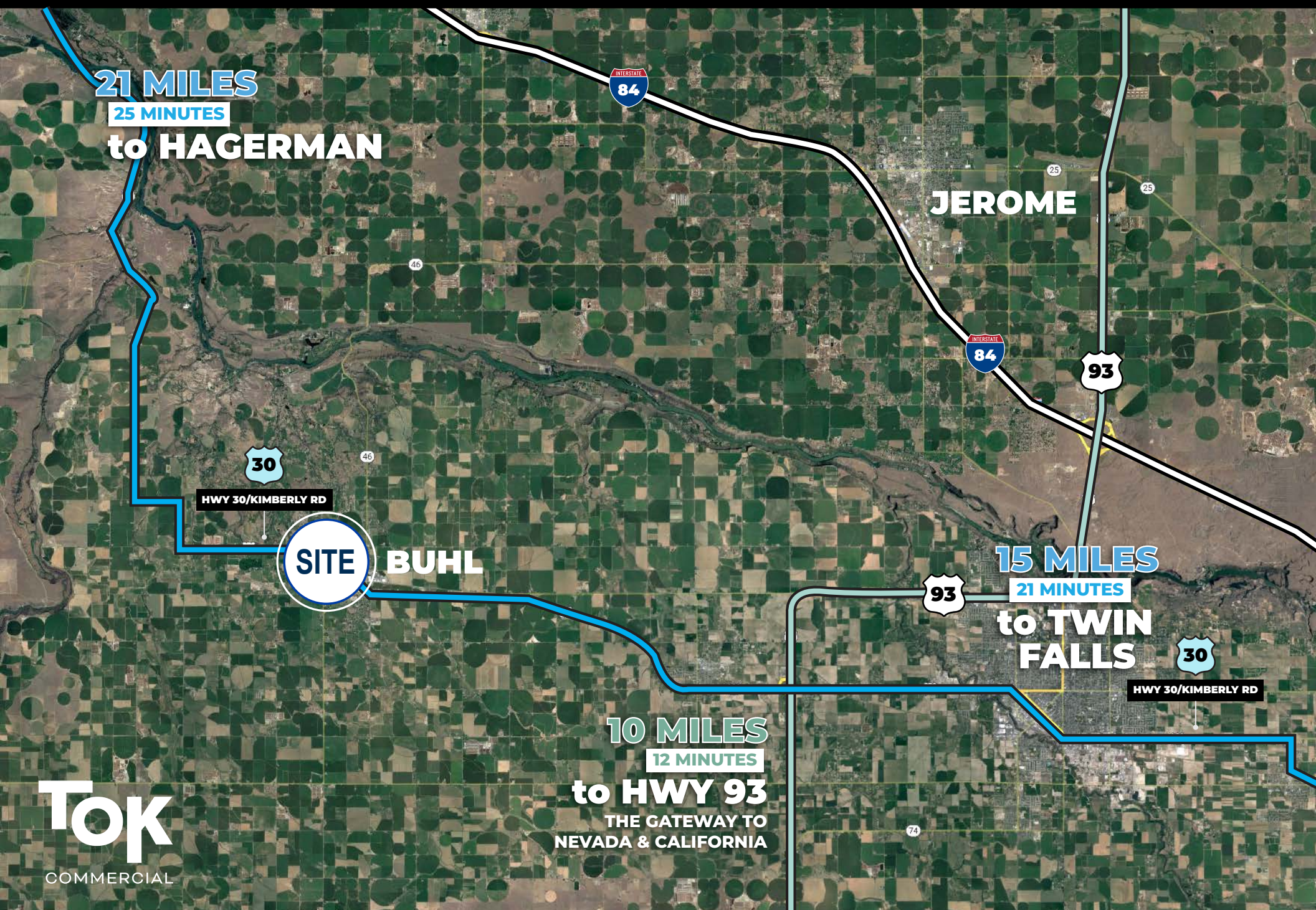
HISTORIC ANN. GROWTH
10.1%
5 MI. RADIUS



AVG. HOUSEHOLD INC.
\$68,762
5 MI. RADIUS

**DIRECT CONNECTION WEST TO
TWIN FALLS, KIMBERLY,
AND MORE!**







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