

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!

\$2,000,000



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
<hr/>	
Sale Price	\$2,000,000 \$502.26/SF
Business Type	C-Store, Restaurant, and Fuel Station
Annual Sales Volume (2023)	\$1,040,329

[1] JACKSON'S KOUNTRY KORNER

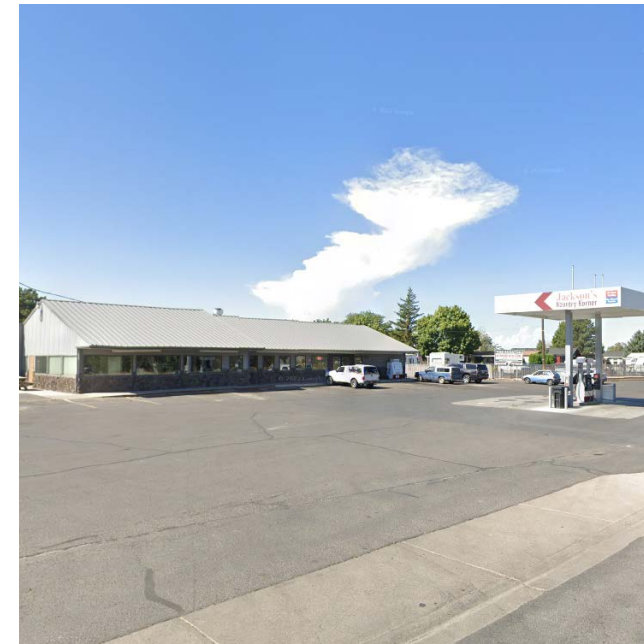
UPDATED: 9.24.2024

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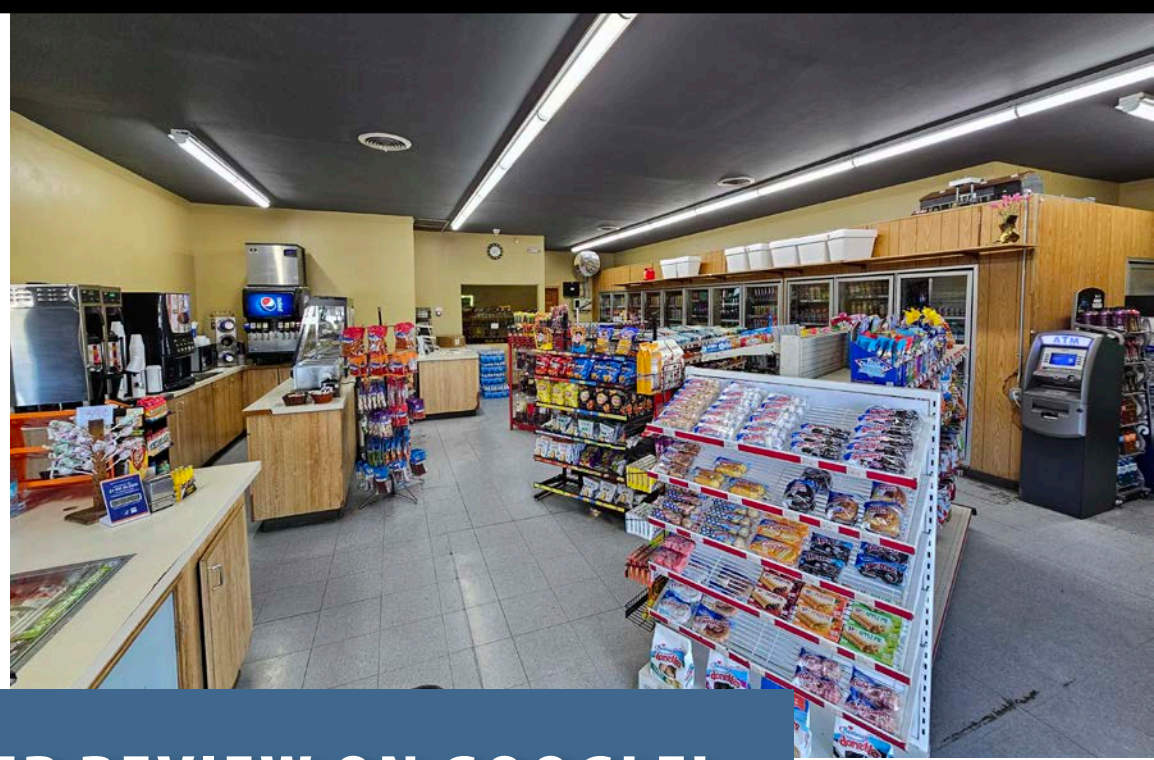
- Business and real estate sale of a high-producing-convenience store, restaurant & gas station. Includes recently refurbished 100 seat restaurant that could be run by owner or leased out to a third party.
- Strong 2023 sale volume of \$1,040,329 with projected repeat sales volume in 2024.
- Prime, hard 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.
- Property is equipped with 2 fuel pumps, featuring 2, 2,000 gallon and 2, 1,000 gallon underground tanks installed in 1991 and state insured.
- 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!



[3] JACKSON'S KOUNTRY KORNER

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EXCELLENT EXPOSURE AT HARD CORNER LOCATION!

[4] CORNER MART

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← DIRECT CONNECTION WEST TO
HAGERMAN AND I-84

E 4200 N



Broadway Ave N

HS
BUHL HIGH SCHOOL

HS
BUHL MIDDLE SCHOOL

GS
POPPELWELL ELEMENTARY SCHOOL

GSP
CLEAR LAKE CHRISTIAN ACADEMY

Clear Lakes Rd



Buhl



E 2500 N Rd

Burley Ave



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! →

[5] JACKSON'S KOUNTRY KORNER

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21 MILES
25 MINUTES
to HAGERMAN

JEROME

SITE BUHL

15 MILES
21 MINUTES
to TWIN FALLS

10 MILES
12 MINUTES
to HWY 93
THE GATEWAY TO NEVADA & CALIFORNIA

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[6] **JACKSON'S KOUNTRY KORNER**

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