

RETAIL BUILDING FOR SALE (FUEL RESTRICTED)

10 East 2nd South • Soda Springs, Idaho 83276



HIGHLIGHTS

- **BUILDING SIZE: 2,318 SF**
LOT SIZE: 0.75 ACRES
- **SOLD “AS-IS” WITH DEED RESTRICTION ON FUEL STATION USE**
- **SELLER WILL REMOVE FUEL TANKS & PROVIDE A “NO FURTHER ACTION” LETTER**
- **SALE PRICE: CONTACT AGENT**
- **ZONING: COMMERCIAL 2 (C-2)**

TANNER OLSON

801.930.6752 | tolson@legendcommercial.com

PARTNER XTEAM
RETAIL ADVISORS

LEGEND
PARTNERS ■■■■

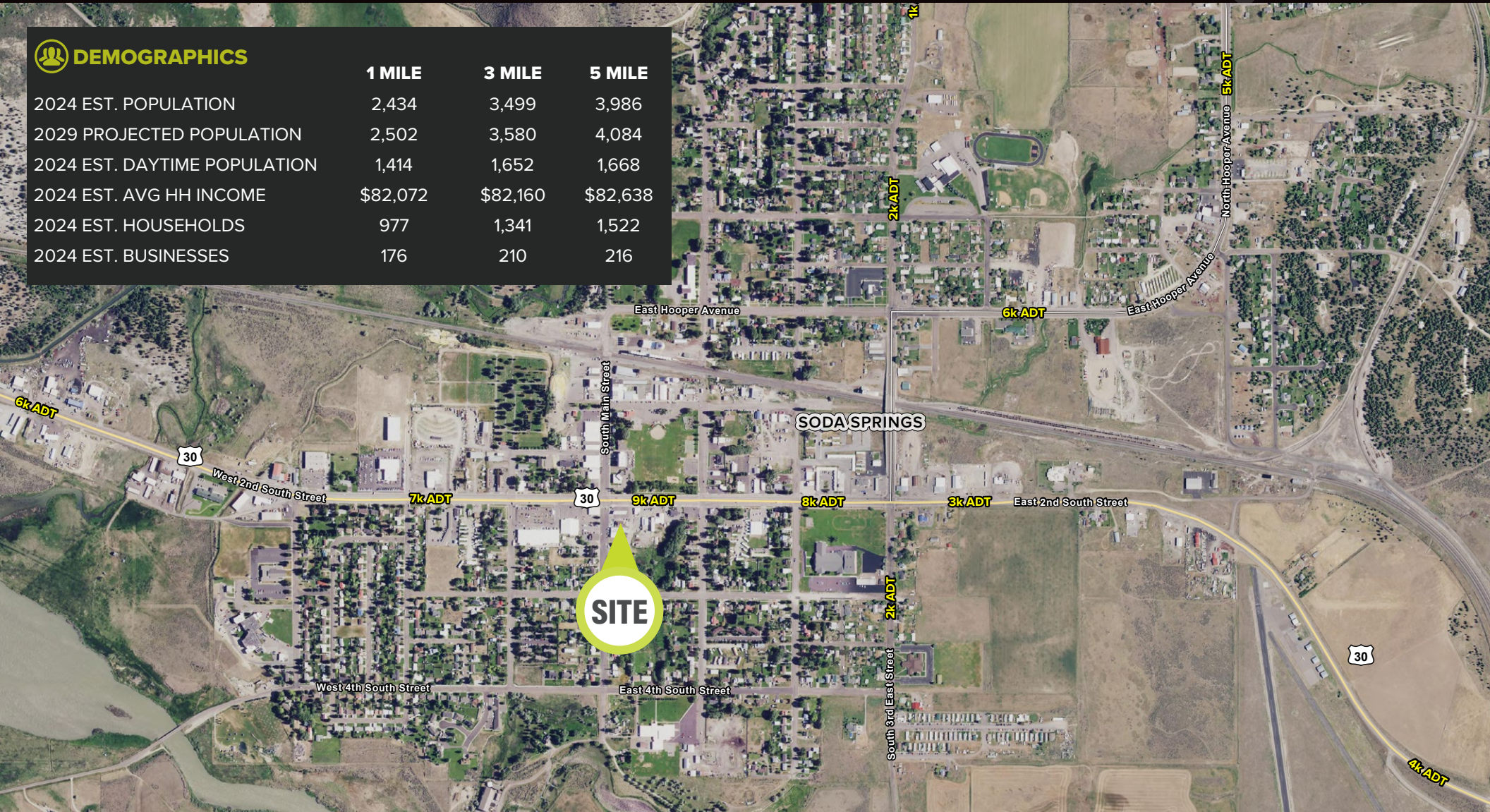
801.930.6750 | www.legendllp.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106



SODA SPRINGS, ID

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 EST. POPULATION	2,434	3,499	3,986
2029 PROJECTED POPULATION	2,502	3,580	4,084
2024 EST. DAYTIME POPULATION	1,414	1,652	1,668
2024 EST. AVG HH INCOME	\$82,072	\$82,160	\$82,638
2024 EST. HOUSEHOLDS	977	1,341	1,522
2024 EST. BUSINESSES	176	210	216



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LOCATION



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