

# LAST CHANCE TEXACO & GENERAL STORE **For Sale**



3370 US-20, Island Park, ID 83429



Exclusively Listed By:

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# Property Summary

**Price**

**\$2,550,000**

**Gross Leasable  
Area**

**5718 SF**

**Lot Size**

**.77 acres**

**# of Fuel  
Stations**

**6**

**Year Built**

**1970, Remodeled  
1985, 2023-2025**

**Fuel Supplier**

**Parkland USA,  
Expires July 2033**



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# Investment Summary

## Location

Situated at 3370 N Highway 20 in Island Park, Idaho—on the banks of the Henry's Fork of the Snake River, en route to Yellowstone National Park

## Land Area:

Three separate lots totaling 0.77 acres

## Building:

5718 sq ft featuring a full convenient store, kitchen, general store, 2 bed / 1 bath apartment, and garage

## On-site Living Quarters

Features a 2 bed / 1 bath apartment above store housing a full time manager along with 3 RV hookups

## Merchandise & Inventory

All remaining inventory and merchandise at the time of closing—currently valued at approximately \$300,000—will be included in the sale.

## Fast & Good Grill:

Top quality food service featuring burgers, hot sandwiches, fries, and shakes



Last Chance Texaco & General Store

# Fuel & Retail Performance

## 2024 Inside Sales

**\$1,216,000**

## 2024 Gallons Sold

**447,000**

## Projected 2025 Inside Sales

**\$2,040,000**

## Projected 2025 Gallons

**597,000**

### Growth in Sales:

The current owners have steadily grown both fuel sales and in-store revenue year after year, supported by increasing traffic through Island Park and toward Yellowstone. In January 2025, they added a commercial kitchen, serving quality hot food at affordable prices—a move that has built a strong local reputation and continues to draw consistent customer traffic.

\*Projections based on sales through January 1, 2025 - June 30, 2025

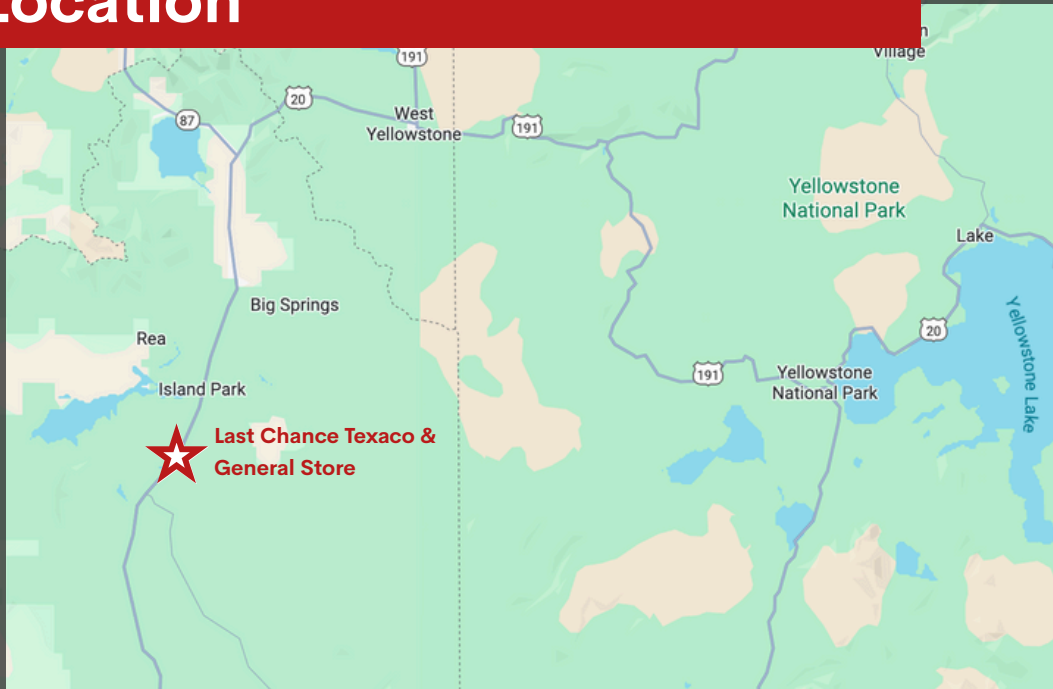


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# Location



Warm River

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# Proximity Overview



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# Photos



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# Photos



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# Island Park, ID

Island Park, Idaho, is a premier hub for year-round outdoor recreation, offering quick access to some of the region's most iconic natural attractions. Just 15 miles from the west entrance of Yellowstone National Park, it serves as a perfect basecamp for visitors looking to explore everything from geothermal wonders to world-class fishing. The area is home to Harriman State Park, a sprawling 11,000-acre preserve with scenic trails, abundant wildlife, and some of the best fly fishing along the Henry's Fork River.

Families flock to Island Park Reservoir for boating, water sports, and lakeside relaxation, while nearby Henrys Lake is a top destination for anglers chasing trophy trout. The Henry's Fork itself winds through the caldera, offering blue-ribbon fishing, kayaking, and scenic floating opportunities. Whether you're hiking through pine forests, casting a fly rod in crystal-clear water, or launching a boat for a day on the lake, Island Park is a central gateway to some of the most diverse and breathtaking recreation in the Rocky Mountain region.



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Additional financial, title, and lease documentation may be made available upon request, subject to the mutual execution of a letter of intent or a purchase and sale agreement between the prospective purchaser and the Seller. Prospective buyers are invited to evaluate this investment opportunity and submit offers based on their own analysis. Should your offer prompt the Seller to enter into negotiations, you may be asked to provide appropriate financial references.

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