

INVESTMENT PROPERTY FOR SALE SURF SHACK & HOME

33 GEAUDREAU LN
BLANCHARD, ID 83804



SALE PRICE \$499,000.00
Does not include business

NAI Black

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FOR SALE

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\$499,000
Sale Price



2,400 SF
Building Size



0.48
Acres

The Historic Blanchard Inn, a well-established and beloved local landmark, is now available for purchase. The property has been upgraded and now the business is called 'Surf Shack'. Located directly on Highway 41, this turnkey opportunity includes the restaurant, land, and an additional two-bedroom, one-bathroom home. The property features a fully equipped commercial kitchen, spacious dining areas, and has long been operated as the only restaurant in town.

Positioned on nearly half an acre of level, open land with southern exposure, the 2,400 SF building benefits from city, water, and sewer services and is zoned C-13 for flexible commercial use.

With mountain, city, and territorial views, plus strong community recognition, this offering presents an excellent opportunity for an investors to take advantage of its established reputation and prime location. Sale Price does not include the business, Surf Shack.



NAI Black

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PROPERTY HIGHLIGHTS

- Total Building Size: 2,400 SF
- Lot Size: 0.48 Acres
- Cap Rate: 8%
- Zoning: C-13 (Commercial)
- Established restaurant with full commercial kitchen
- Situated on Highway 41 with excellent visibility & accessibility
- Utilities: City water and City sewer
- Land Features: Level, open lot with southern exposure
- Includes home where restaurant owner lives

INVESTMENT HIGHLIGHTS

- Long-standing reputation as the only restaurant in Blanchard
- Longtime Lease, over 10 years remaining plus options
- the home is included in the lease
- Seller financing available
- Excellent opportunity for investors
- Surf Shack is a proven Idaho concept with another successful location in CDA



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