

TOK

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Mobil

NOW UNDER CONTRACT!

18525 **STREAMS EDGE**

NEW GAS STATION & CONVENIENCE STORE **FOR SALE**

BOISE, IDAHO



NEW GAS STATION & CONVENIENCE STORE FOR SALE

18525 N STREAMS EDGE

BOISE, IDAHO 83714

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PROPERTY INFORMATION

Size:	2.211 Acres
Sale Price:	\$1,995,000.00 Sale includes real estate, fixtures, and equipment Inventory to be added to purchase at closing
Submarket:	Boise MSA
Zoning:	Pedestrian Commercial (PC)

Contact agent for showings. Do not disturb tenants.

LISTING COMMENTS

- Newly built and opened in July 2018.
- Fuel volume up nearly 10% for 2020.
- Locted on the main North/South corridor to McCall and National Forests.
- Signalized intersection for easy in/out access.
- Great signage on Highway 55.
- 8 gas pumps under canopy.
- Current owner is retiring. Great opportunity for new owner-operator.
- Located at the main entrance to Avimor, the Master Planned community totaling 23,000 acres. The first 800 acres is being completed with nearly 400 homes. (Avimor.com)

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ON THE FLY AT AVIMOR



EASY IN AND OUT | FRESH FOOD





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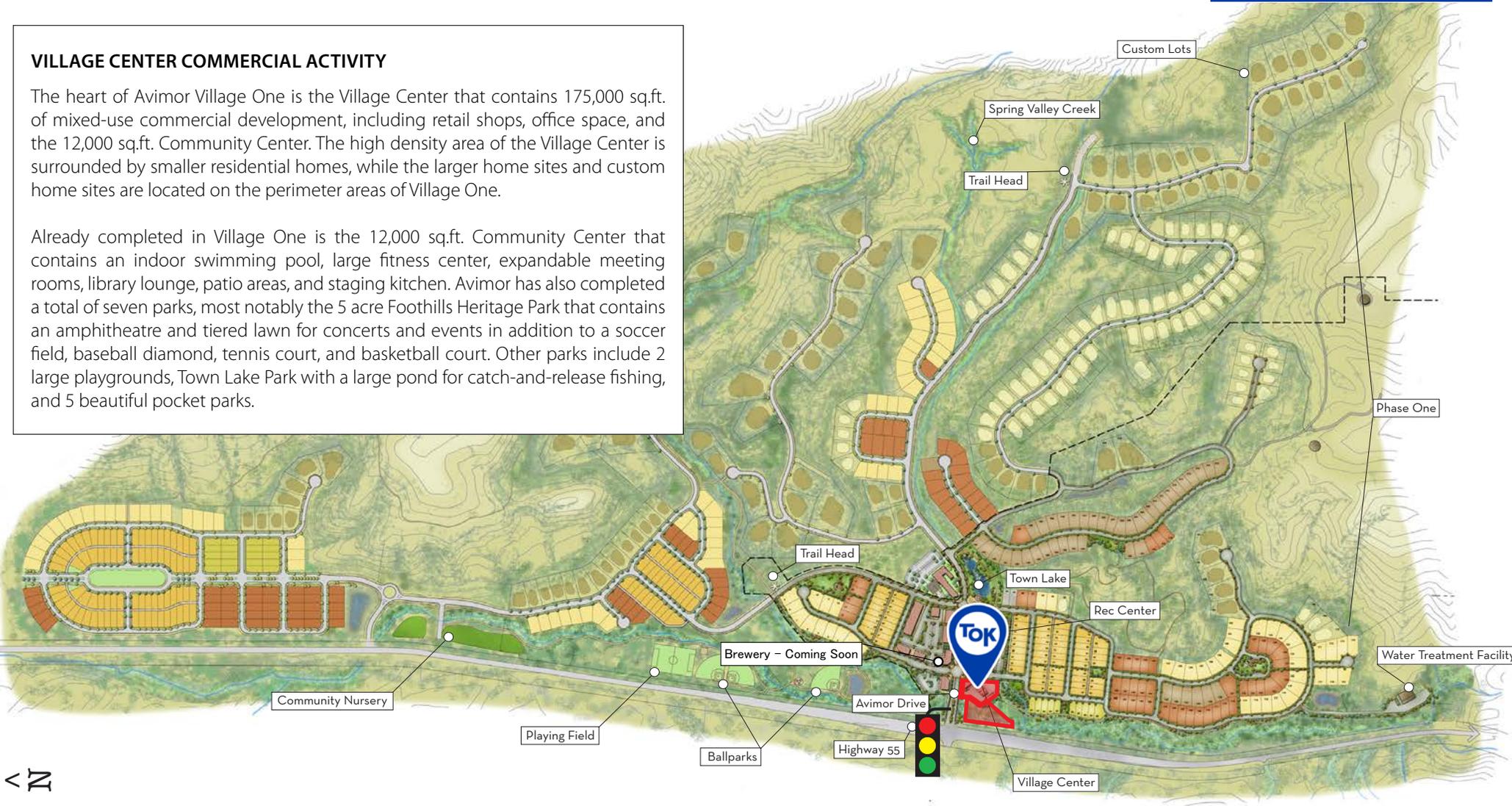
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AVIMOR SITE MAP

VILLAGE CENTER COMMERCIAL ACTIVITY

The heart of Avimor Village One is the Village Center that contains 175,000 sq.ft. of mixed-use commercial development, including retail shops, office space, and the 12,000 sq.ft. Community Center. The high density area of the Village Center is surrounded by smaller residential homes, while the larger home sites and custom home sites are located on the perimeter areas of Village One.

Already completed in Village One is the 12,000 sq.ft. Community Center that contains an indoor swimming pool, large fitness center, expandable meeting rooms, library lounge, patio areas, and staging kitchen. Avimor has also completed a total of seven parks, most notably the 5 acre Foothills Heritage Park that contains an amphitheatre and tiered lawn for concerts and events in addition to a soccer field, baseball diamond, tennis court, and basketball court. Other parks include 2 large playgrounds, Town Lake Park with a large pond for catch-and-release fishing, and 5 beautiful pocket parks.



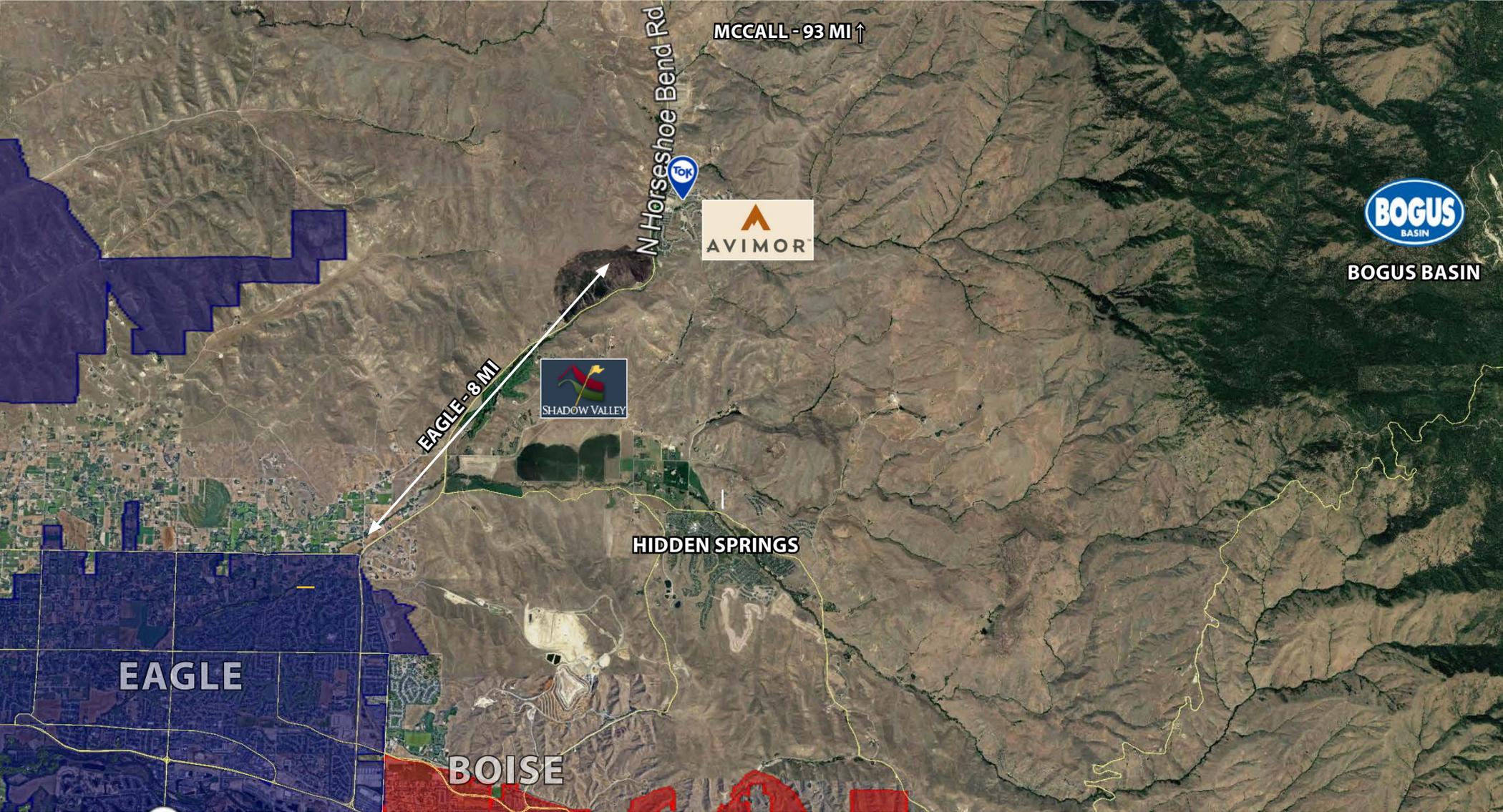
Updated February 11, 2021

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REGIONAL MAP



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