

For Sale

C-Store Portfolio - Nampa, ID

9031 Lake Shore Dr & 507 16th Ave N, Nampa

NAISelect



AVAILABLE PROPERTY

Portfolio:	Two Convenience Stores in Nampa, Idaho
Locations:	Property #1: 16th Ave N & 5th St N Property #2: SW corner of Lake Shore Dr & 12th Avenue Road
Building Size:	Property #1: \pm 1,288 SF Property #2: \pm 2,750 SF
Lot Size:	Property #1: \pm 0.48 acres Property #2: \pm 0.81 acres
Individual Sale Price:	Property #1: \$650,000 Property #2: \$900,000
Portfolio Price:	\$1,500,000 - Owner Carry option with 25% down



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5531 N. Glenwood St.,
Boise, ID 83714
208-229-2020

Anmoll Rattann

ar@naiselect.com
C: 714-507-8826
D: 208-229-2020

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C-Store Portfolio - Nampa

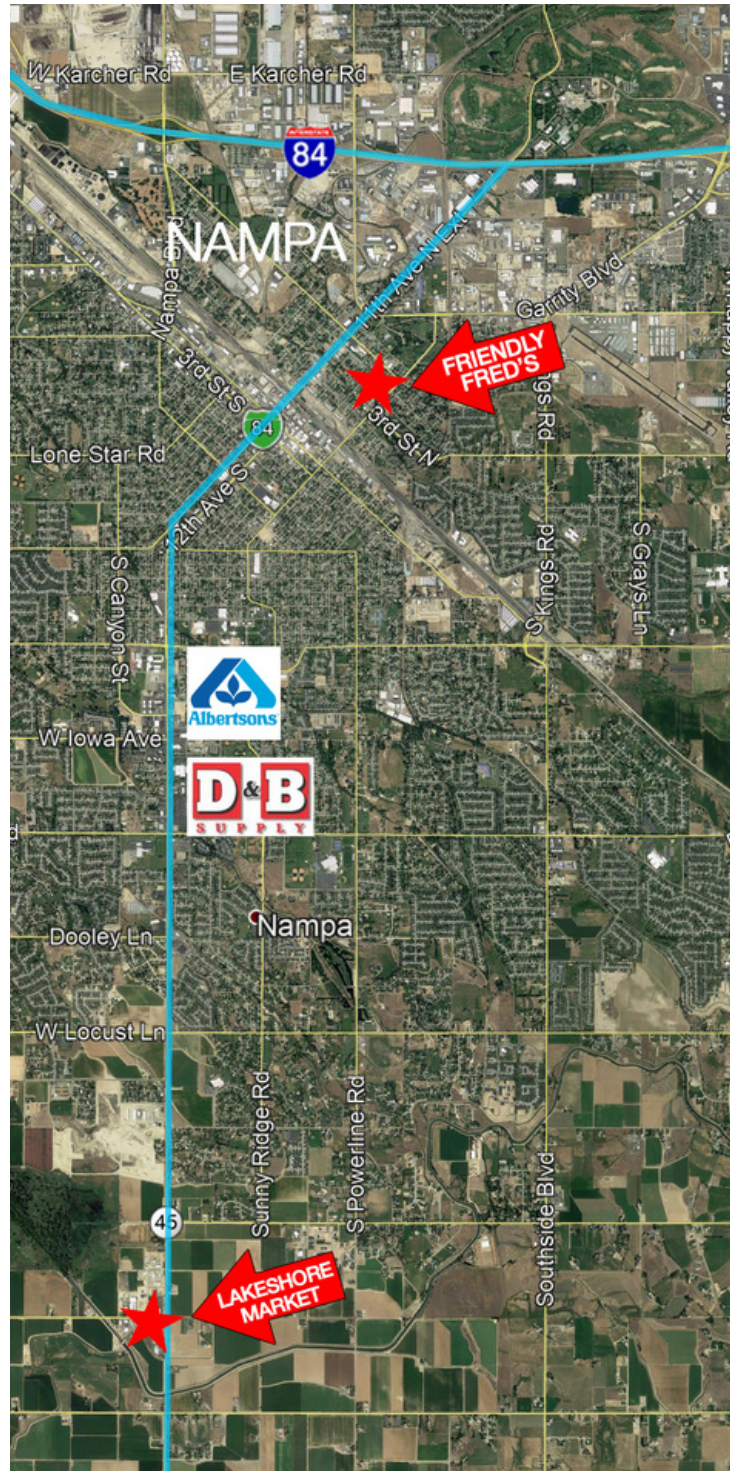
2 Locations | \$1,500,000

PROPERTY #1: FRIENDLY FRED'S

- Turn-key business opportunity in a busy Nampa area
- Established neighborhood market on 16th Ave N just south of Garrity Blvd with traffic counts of $\pm 11,000$ VPD
- Attached living space with 2 bedrooms & 1.5 baths allow for on-site management or additional income

PROPERTY #2: LAKESHORE MARKET

- Turn-key Tesoro branded gas station and convenience store located in South Nampa
- Located in one of Nampa's vibrant retail markets with adjacent residential properties and other retail businesses with traffic counts of $\pm 14,000$ VPD
- Gas sales average approximately 50,000 gallons monthly with 4 double-sided pumps
- Includes huge walk-in cooler as well new equipment like food warmer & customer reach merchandiser
- Square footage figures are provided as a courtesy estimate only and were obtained from County Records. Buyer is advised to obtain an independent measurement



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