

CONTACT

Steven Frei

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Brent Butikofer

208.589.1222

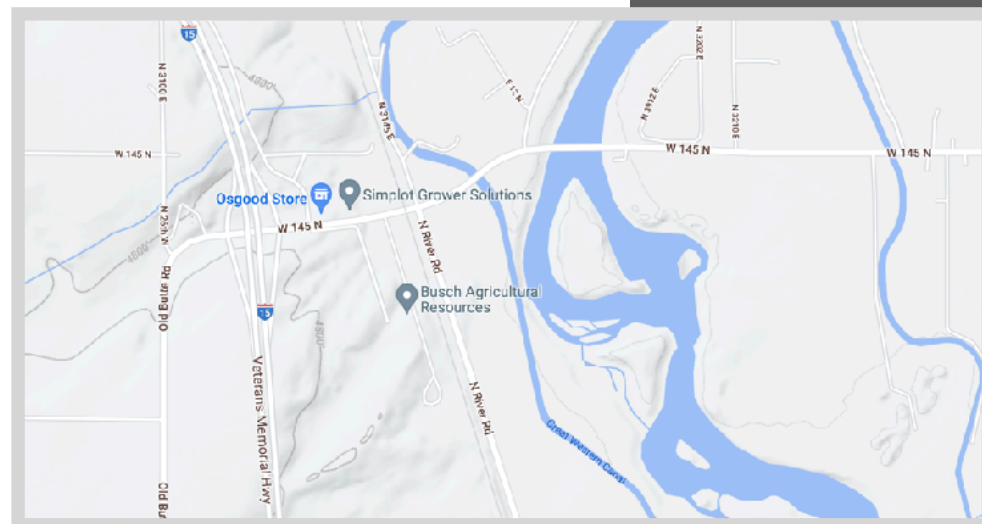
brent@idahobp.com

Office: 208.881.9694

www.idahobp.com

THE PROPERTY:

A popular Gas station and C-Store on the I-15 interchange in Osgood. Recent updates include a new canopy over the pumps, ATM, and new stucco and stone exterior. The gas station features regular, diesel and race grade fuels. The convince store is fully equipped with a full food and beverage counter, coolers and two restrooms. A great opportunity for this profitable full service center.





Property Features:

- Full service gas station and C-Store
- High visibility and just off I-15 interchange
- Above ground fuel tanks
- 2 - 12,000 gallon gasoline tanks
- 2 - 12,000 gallon diesel tanks (one is Red Diesel)
- 1 - 10,000 gallon gasoline tank
- 1 - 1,000 gallon 110 octane race fuel tank
- New canopy over pumps
- Full beverage and food counter
- Security system
- Propane dispenser and tire air pump



Property Information:

- Property Type:** Gas station and C-Store
Building Size: 2,080 SF
Lot Size: 1.1 Acres
Other: Ample parking and circulation space
Signage: Large marquee and 2 LED signs

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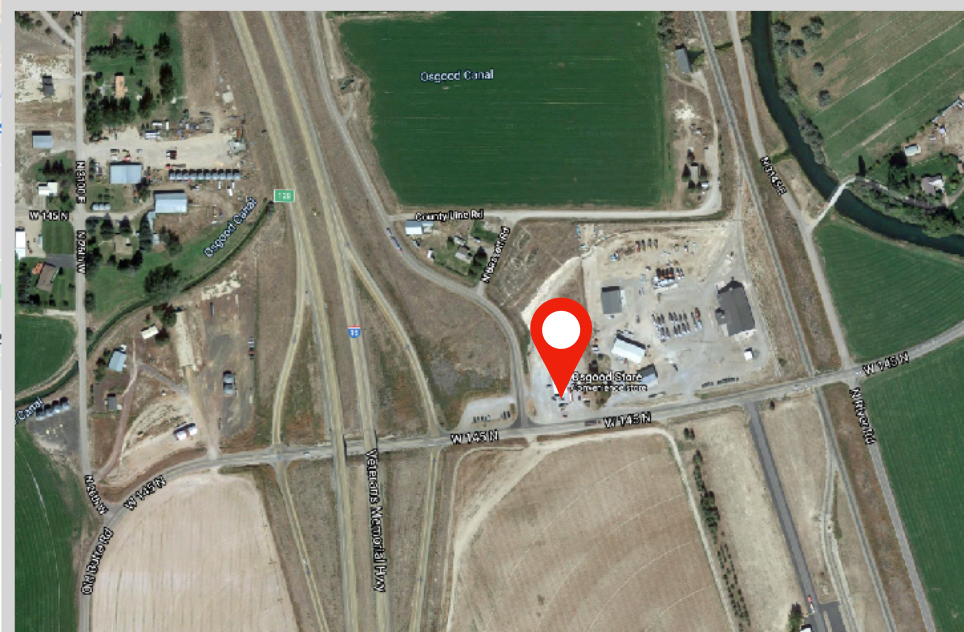
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LOCATION:

Located just off the I-15 interchange in Osgood area. Less than 10 minutes away from downtown Idaho Falls.





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