

Sinclair Station / Convenience Store

21358 Simplot Blvd. | Greenleaf Idaho



Property Information

Building Size: 3,096SF

Land Size: .293 acres

- Covered Canopy with (4) fueling stations
- (2) Underground Tanks
- Excellent Traffic Counts

For Sale: \$449,500

Contact Information

RICK MCGRAW • 208.880.8889 • RICKMCGRAW54@GMAIL.COM

Investment | Industrial | Land | Office | Retail

Eagle • 408 S. Eagle Rd. • 208.639.1881

Coldwell Banker
Tomlinson Group
COMMERCIAL

Located on the N.E. Corner of Main and Academy



RICK MCGRAW • 208.880.8889 • RICKMCGRAW54@GMAIL.COM

Investment | Industrial | Land | Office | Retail

Eagle • 408 S. Eagle Rd. • 208.639.1881

Coldwell Banker
Tomlinson Group
COMMERCIAL



Property Comments

- Includes Building, Real Estate and all FF&E
- Inventory to be purchased separately
- Main Street / Highway 19 Location
- Only Convenience Store in Greenleaf
- No Beer & Wine sales. Upside potential for new owners to acquire Beer & Wine approval

RICK MCGRAW • 208.880.8889 • RICKMCGRAW54@GMAIL.COM

Investment | Industrial | Land | Office | Retail

Eagle • 408 S. Eagle Rd • 208.639.1881

Coldwell Banker
Tomlinson Group
COMMERCIAL