



**MARK BOTTLES**  
REAL ESTATE SERVICES

# Listing Summary

Investment & Business For Sale Listings

(208) 377-5700






839 S. Bridgeway Place ♦ Eagle, Idaho 83616

November 2017

[www.markbottles.com](http://www.markbottles.com)

Property Address	Vicinity	Size	Zoned	Remarks	Asking Price	Agent	Image
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## INVESTMENT FOR SALE

1666 S Entertainment Ave <b>Boise Spectrum Shopping Center</b> Boise	I-84 Exit 50 A/B West of Cole Rd, South of Overland Rd on Entertainment Ave	+/- 7,841 SF on +/- 1.211 Acres		Former Restaurant and all equipment included in sale. Popular area attractive to National Chains. Boise's Original Dining & Entertainment Destination - Edwards Theater & IMAX.	\$1,100,000	Mark Bottles	
10143 S Federal Way Boise	Northeast side of I-84 & Eisenman Rd Interchange	+/- 6.73 Acres	RP	Great price at \$1.25/SF PLUS the added bonus of Cell Tower Income. Utilities available to site. Excellent I-84 location with easy on/off access at exit 59.	<b>SOLD</b>	Mark Bottles	
3940, 4002, & 4008 W Overland Rd Boise	Between Roosevelt St & Latah St	1,980 SF Building on +/- .13 Acres: 2 adjoining lots on +/- .40 Acres		Building at 4008 Overland is an established laundry business which includes all equipment. 3 Parcels with 2 vacant adjoining lots. Business must sell prior to two adjoining lots.	\$399,000 - 4008 \$129,000 - 3940/4002 \$519,000 - All	Norm Brown	
7425 W Saxton Dr <b>Money Tree</b> Boise	State St & Saxton Dr	+/- 3,000 SF Building on +/- .65 Acres	C-4D/DA	Premier location adjacent to the new North Pointe retail community and apartment complex. Great visibility with frontage and signage on State Street.	\$1,900,000 6.26% CAP Rate	Eric Guanell Mark Bottles	
314 S 6th Ave <b>Church / Event Center</b> Caldwell	Corner of Blaine St & S 6th Ave	+/- 4,518 SF	Comm	Seats 100 with several event rooms with plumbed furnishings. Includes 1,000 SF Apartment on upper level. Ample parking. Fixtures available for Sale.	\$317,000	Russ Fulcher Ben Fulcher	



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79 E Aikens St <b>Restaurant / Commercial Building</b> Eagle	North of Hwy 44 on Eagle Rd, East on Aikens St	+/- 2,150 SF on +/- 0.62 Acre	Comm	Attractive building in high profile area with possible conversion to Retail or Office. Configured as a Restaurant with a commercial kitchen, 6-top stove, hood and grease trap.	\$419,000	Russ Fulcher Ben Fulcher	
83 E State St <b>Restaurant / Retail Building</b> Eagle	East of Eagle Rd on State St	+/- 1,700 SF on +/- 0.12 Acre	CBD	Very popular Wild West Bakery & Espresso. Includes business and all furniture, fixtures, and equipment. Coveted prime exposure in quaint downtown Eagle.	<b>SOLD</b>	Mark Bottles	
1201 - 1225 Winding Creek Dr Eagle	East of Eagle Rd on Old State St, North on Winding Creek Dr	+/- 5,950 SF on +/- 0.613 Acre	C-2	Prime Retail Investment Opportunity near downtown Eagle. Established tenants. Newly executed 3-5 year lease renewals.	\$1,250,000	Eric Guanell	
1074 Banks-Lowman Rd <b>River Canyon Retreat</b> Garden Valley	Granite Basin Rd & Banks-Lowman Rd	+/- 29,000 SF on +/- 8.95 Acres		Lodging for up to 88 people with Meeting rooms, full-size Gymnasium with bleachers, Climbing wall, Weight room, Game room, Zipline, full Commercial Kitchen.	\$2,600,000	Norm Brown	
2176 E Franklin Rd, Condo C <b>Sparrow Hawk Business Center</b> Meridian	Between Eagle Rd & Locust Grove Rd	+/- 2,238 SF	C-G	Fully Leased to Law Firm - Class A Office Condo with Common breakroom, restrooms, and conference room. Showing by appointment only - contact agent.	\$389,000	Russ Fulcher	



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2995 Zims Road <b>Zims Hot Springs</b> New Meadows	4 Miles North of New Meadows on Highway 95	+/- 33.75 Acres		Year-Round Hot Springs property with 30+ years of established business on Little Salmon River. Includes Clubhouse and RV Campground with Electric Hook-Ups.	\$1,250,000	Norm Brown	
620 Ace of Diamonds St <b>Kasino Club Restaurant &amp; Bar</b> Stanley	South of Highway 21 on Ace of Diamonds St	+/- 6,276 SF on 2 City Lots	Comm	Well known popular establishment for steak, spirits, and live music. Reputation of quality food and western hospitality. Recent major expansion and renovations.	\$497,000	Norm Brown	
12655 Highway 21 <b>Elk Mountain RV Park and Pot Belly Stove Cafe</b> Stanley	Mile Post 126.5 on Highway 21	+/- 2.5 Acres with 22 RV Sites - Full Service Restaurant with Parking, Showers & Laundry Facility		Full Service Restaurant with Parking. Showers & Laundry Facility. Tremendous opportunity in the Playground for All Seasons at the foot of the Sawtooths.	\$549,000	Norm Brown	
24090 Blessinger Ln <b>Equestrian Event Center &amp; Residential Acreage</b> Star	North of Hwy 44 on Blessinger Ln, East on Willis Rd, North at the Gate into property	+/- 20.79 Acres - Parcel 1; +/- 24.80 Acres - Parcel 2	AG	3,821 SF home on 20.79 Acres. Arena & Outbuildings occupy 24.80 Acres. 66,611 SF Event and Indoor Arena, 10,420 SF smaller Indoor Arena, Outdoor Arenas, Shops, Barns, Corrals.	<b>SOLD</b>	Mark Bottles	
572 Pole Line Rd <b>Dutch Bros Coffee Corporate Lease</b> Twin Falls	Between Blue Lakes Ave & Washington St on Pole Line Rd	+/- 450 SF Drive Thru Building on +/- .645 Acres	C-1	Premier location surrounded by Retail and multiple Hotels with Pole Line Road frontage. Fast growth westward area of Pole Line Rd. Built in 2015.	\$2,092,690 5.25% CAP Rate Current Rent: \$8,976/Mo NNN increase 2/2018 to \$9,155/52 Mo NNN	John Bottles	



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## BUSINESS FOR SALE

<b>Boise Deli Business</b> Boise	Contact Listing Agent	Contact Agent		Booming on-site dining and catering business in prime downtown Boise location. Turn-key operation with ownership transition available. FFE is included.	\$269,000	Russ Fulcher	
<b>Idaho Grain &amp; Flour Mill Business</b> Donnelly	Contact Listing Agent	Contact Agent		Contracts for purchases of grain from Growers and for sale of products with resellers. Plenty of capacity to grow the business. Currently on leased site and can be relocated.	\$89,000	Russ Fulcher	
82 E State St <b>Restaurant / Retail Building</b> Eagle	East of Eagle Rd on State St	+/- 1,700 SF on +/- 0.12 Acre	CBD	Very popular Wild West Bakery & Espresso. Includes business and all furniture, fixtures, and equipment. Coveted prime exposure in quaint downtown Eagle.	\$399,000 Contact Agent for Showing	Mark Bottles	
<b>Vacation Equipment Rental Business</b> Nampa	Contact Listing Agent	Contact Agent		Well established, booming business of RV, Trailer, Boat, ATV and accessory rentals. Unlimited growth potential. Currently in leased facility - can stay or relocate.	\$699,000	Russ Fulcher	
620 Ace of Diamonds St <b>Kasino Club Restaurant &amp; Bar</b> Stanley	South of Highway 21 on Ace of Diamonds St	+/- 6,276 SF on 2 City Lots	Comm	Well known popular establishment for steak, spirits, and live music. Reputation of quality food and western hospitality. Recent major expansion and renovations.	\$497,000	Norm Brown	



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