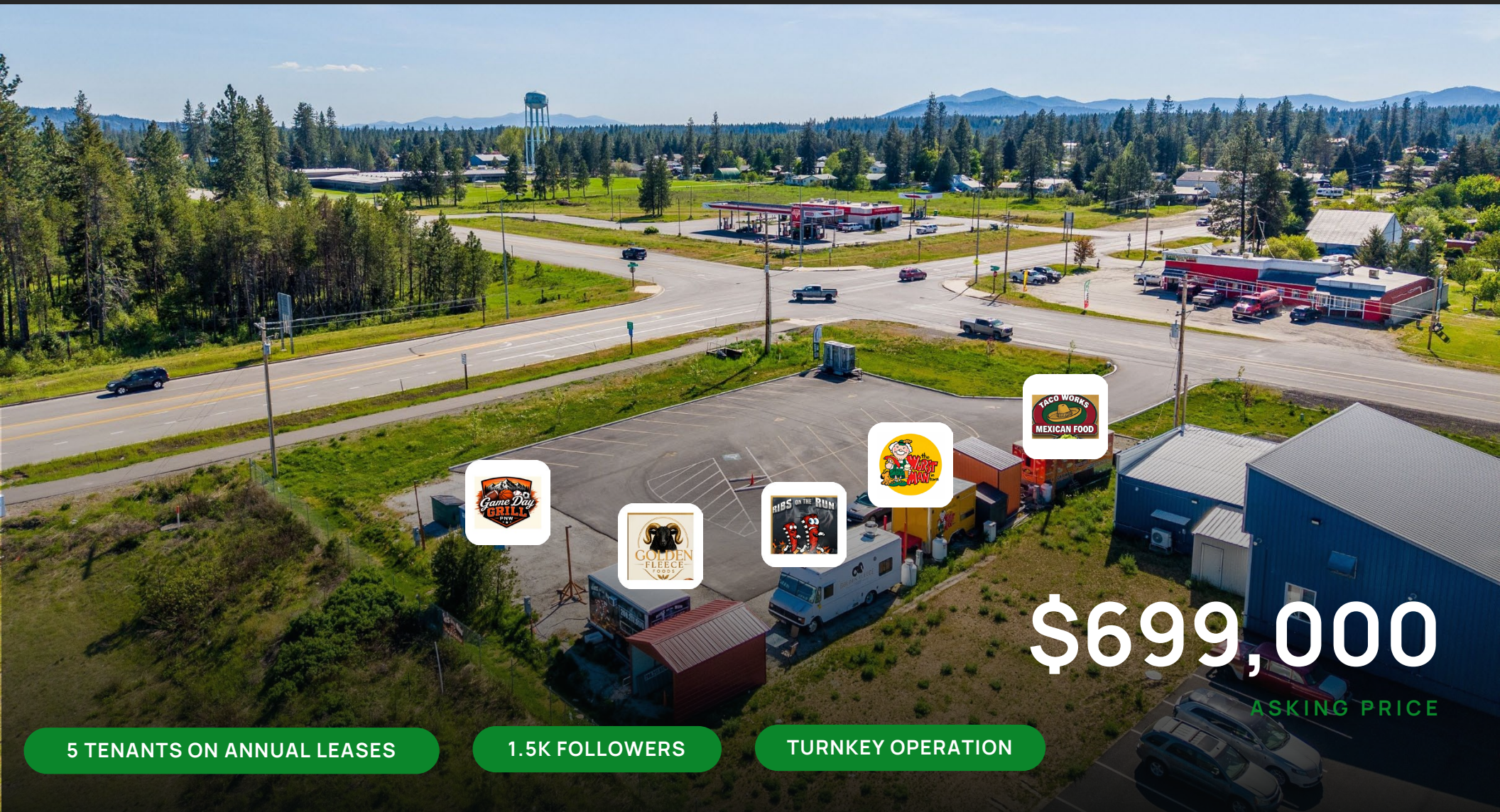


FOR SALE ATHOL EATS FOOD TRUCK PAVILION

30440 N OLD HIGHWAY 95 | ATHOL, ID 83801

LAND & BUSINESS



\$699,000

ASKING PRICE

5 TENANTS ON ANNUAL LEASES

1.5K FOLLOWERS

TURNKEY OPERATION

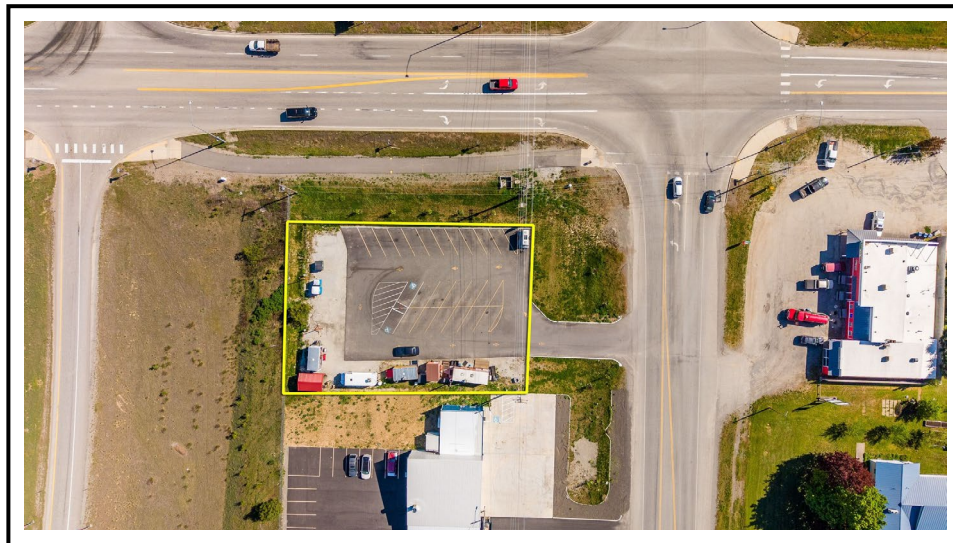
7FOLD
REALTY
ADVISORS

CONTACT: **DONNIE MURRELL**
REALTOR®

(208) 758-7539
donnie@7foldrealty.com

BERKSHIRE | JACKLIN
HATHAWAY | REAL ESTATE

 **COMMERCIAL DIVISION™**



INVESTMENT HIGHLIGHTS

NOI:	\$46,106
CAP RATE:	7%
OCCUPANCY:	5 OF 6 STALLS
LEASE TYPE:	ANNUAL
RENT PER STALL:	\$1,000/MO
PRO FORMA NOI:	\$58,106*
PRO FORMA CAP RATE:	8%*
PRICE PER STALL:	\$116,500

• * At full occupancy of six city permitted stalls

PROPERTY DETAILS

LIST PRICE:	\$699,000
STALLS:	6 (CITY MAX)
LEASED:	5 OF 6
LOT SIZE:	0.419 ACRES
PARCEL #:	A00000106350
ZONING:	ATHOL-C COMMERCIAL
COUNTY:	KOOTENAI
TAXES (2025):	\$490.87

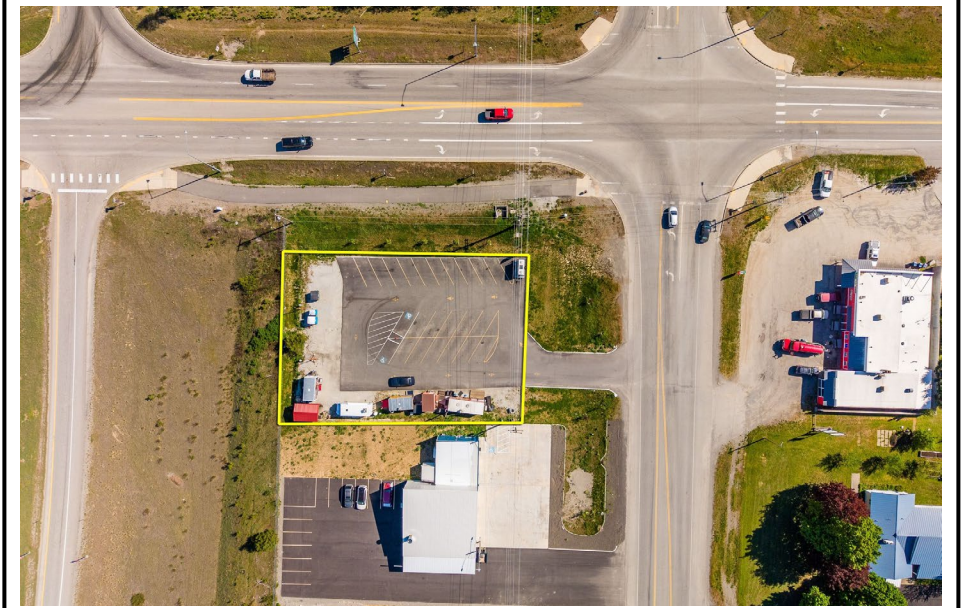
PROPERTY OVERVIEW

Athol Eats is a stabilized income producing food truck pavilion with five of six stalls leased to established operators on annual leases: Golden Fleece Foods, The Wurst Man in Town, Ribs on the Run, GameDay Grill, and Taco Works. The remaining stall offers near term lease up at the site's permitted capacity. The 0.419 acre hard corner sits at Old Highway 95 and Highway 54, directly off the Athol Exit, and serves as the primary food service destination for a trade area with limited dining inventory. Purpose built improvements include paved parking with accessible stalls, individually metered electric, on site water, and city approved sanitary facilities. Owner managed with a lean operating expense profile.



ATHOL EATS | 30440 N OLD HIGHWAY 95

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ATHOL EATS | 30440 N OLD HIGHWAY 95

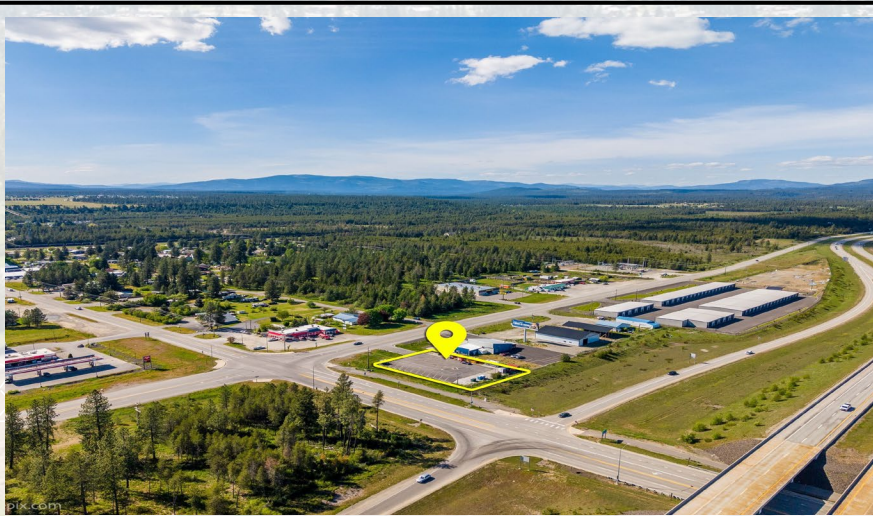
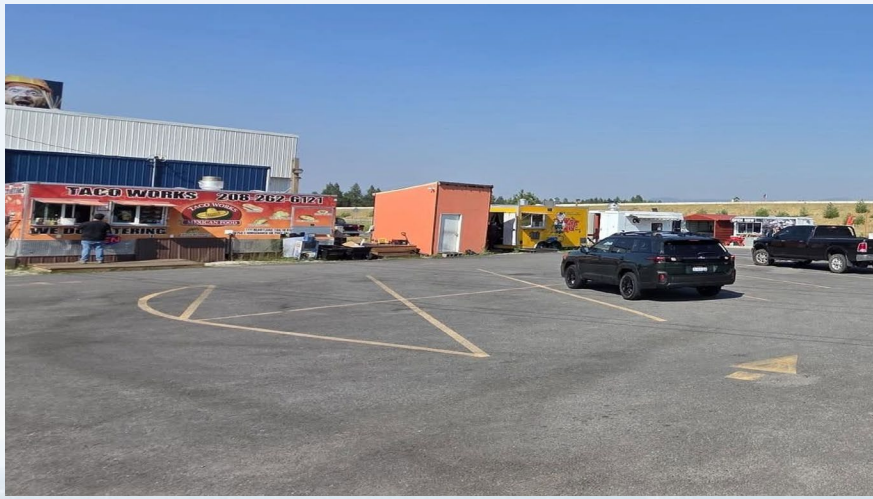
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ATHOL EATS | 30440 N OLD HIGHWAY 95

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5



LOCATION DESCRIPTION

Athol sits at the northern edge of Kootenai County along U.S. Highway 95, minutes from Farragut State Park, Lake Pend Oreille, and Silverwood Theme Park. The community draws steady seasonal traffic from regional recreation and tourism while keeping the small town character residents value.

Beyond tourism, Athol benefits from Idaho's favorable tax structure and business friendly environment. The Athol Exit provides direct access to U.S. Highway 95 and Highway 54, connecting the community to Coeur d'Alene, Sandpoint, and the greater Spokane market. Limited commercial inventory and steady residential growth continue to support demand for local goods and services.



LOCATION DETAILS

COUNTY:

KOOTENAI

POPULATION GROWTH:

One of Idaho's fastest growing counties with 1.7% annual population growth

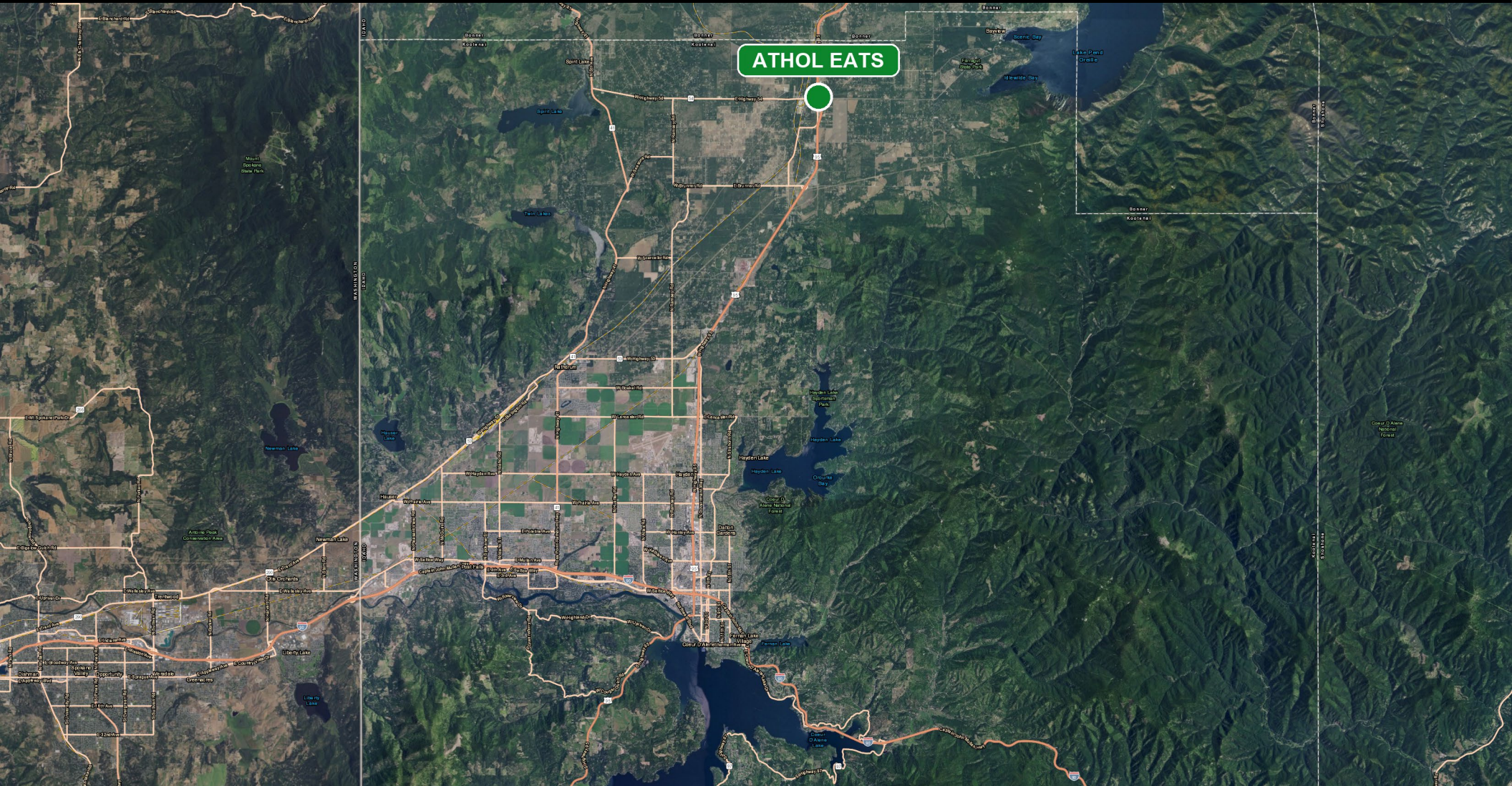
TOURISM & LIFESTYLE:

Home to Silverwood Theme Park and minutes from Farragut State Park and Lake Pend Oreille

ACCESSIBILITY:

Direct access to U.S. Highway 95 and Highway 54 at the Athol Exit

LOCATION



DONNIE MURRELL
REALTOR®

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✉️ donnie@7foldrealty.com

BERKSHIRE HATHAWAY | JACKLIN REAL ESTATE



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Coeur d'Alene, ID 83814

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