

SINCLAIR

BUSINESS & REAL ESTATE SALE

9 E. Ellis St., Paul, ID 83347



NEWMARK
MOUNTAIN WEST

EXCLUSIVELY LISTED BY:

MATTHEW PORTER
mporter@newmarkmw.com
direct 801.852.8575
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**
312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800
www.newmarkmw.com

INVESTMENT SUMMARY

- 2025 Inside Sales: \$ 1,352,723
- 2025 Gallons Sold: 972,116
- Combined Annual Daily Traffic of 10,100
- 40 miles (±40 mins) from Twin Falls via I-84
- Situated right on Highway 27/E Ellis St, capturing local, regional, and agricultural traffic heading toward I-84

Do Not Disturb Employees



PURCHASE PRICE

\$1,990,000



GROSS LEASABLE AREA

1,927 SF



LAND SIZE

0.39 Acres



TANK CAPACITY

7500 Regular
7500 Premium
2000 Diesel



OF PUMPS

2



YEAR BUILT

1980
Remodeled 2022



FUEL SUPPLIER INFO

Sunoco, Approx
5 years remaining

UNDERGROUND STORAGE TANK INFO

Composite
(Steel with FRP)
Installed in 1998 & 2003

PROPERTY OVERVIEW

LOCATION:

Corner of Ellis Street and Main Street

LAND AREA:

Property consists of one (1) parcel totaling approximately 0.39 acres or 16,988 SF of land area

BUILDING AREA:

The subject property consists of one (1) retail building totaling approximately 1,927 SF of gross leasable area.

YEAR BUILT/REMODELED:

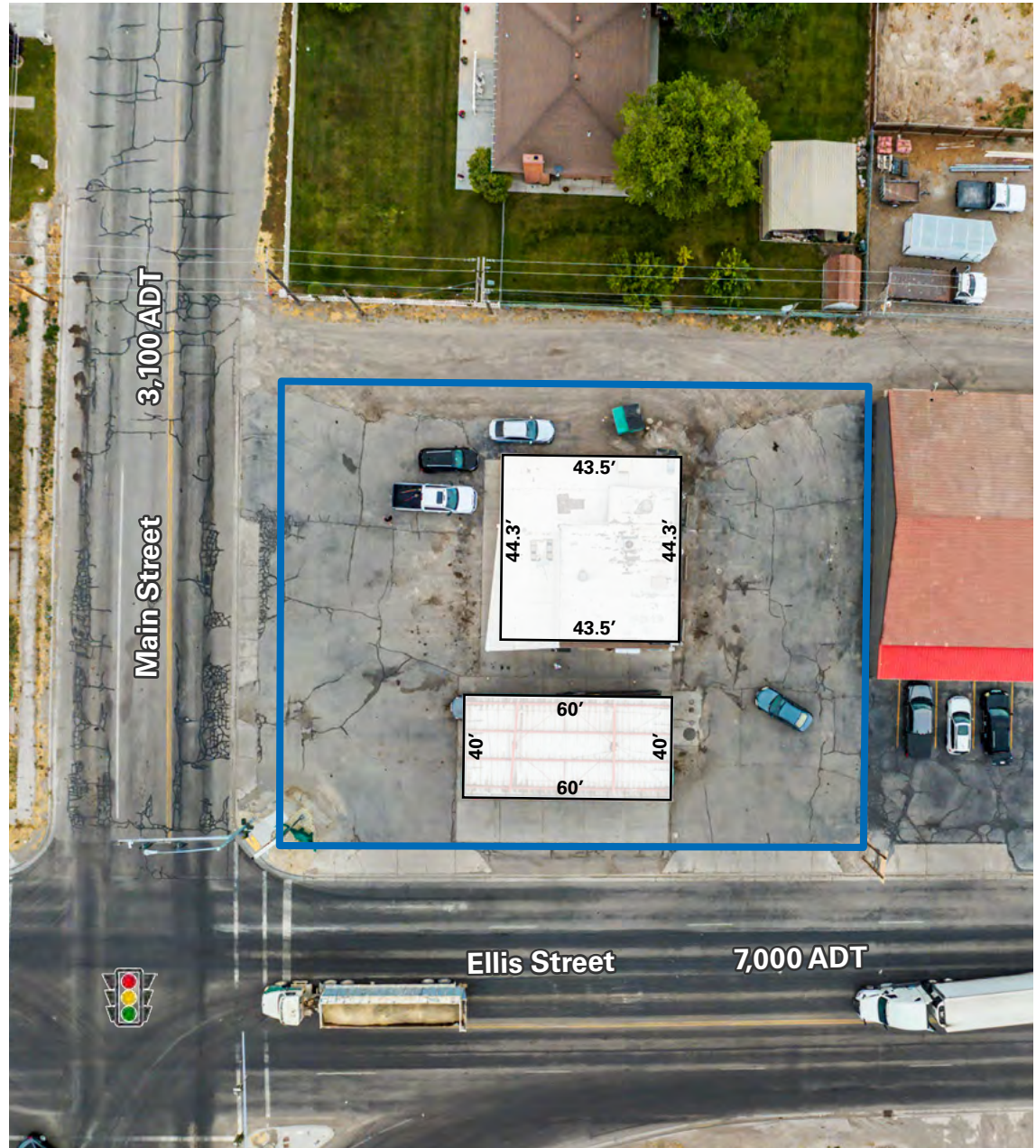
1980/2022

FRONTAGE:

Dual street access – 50'

PUMPS:

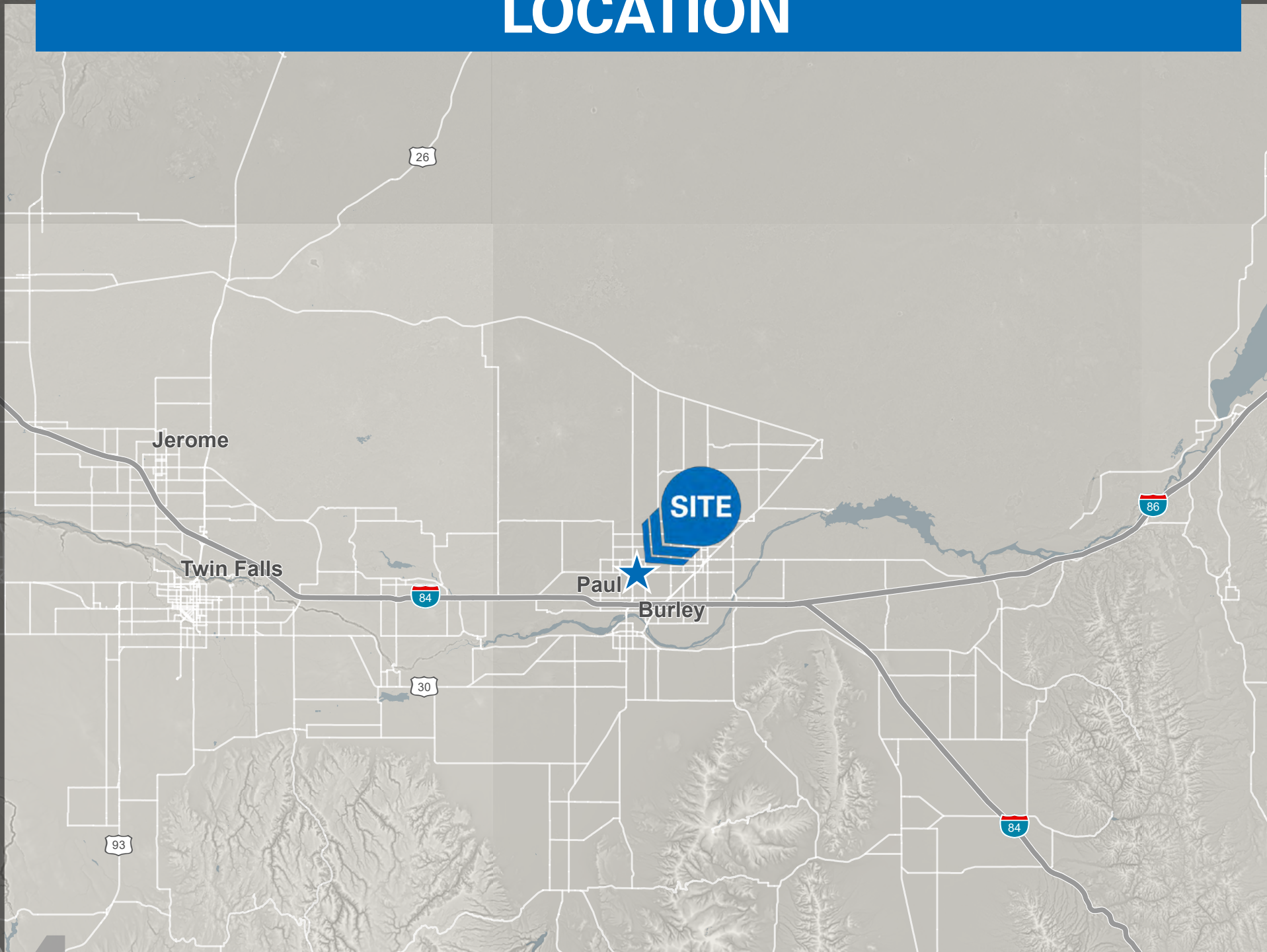
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LAND OVERVIEW

APN #	ACRES	SF
RPP4110016007A	0.39	16,988

LOCATION



POINTS OF INTEREST



PAUL ELEMENTARY SCHOOL
502

SITE

Best Buy

Les Schwab

Chevron

D.L. Evans BANK

Swensens

NORTH FOURTH WEST ST

NORTH THIRD WEST ST

NORTH SECOND WEST ST

NORTH FIRST WEST ST

NORTH MAIN ST 3,100 ADT

NORTH FIRST EAST ST

NORTH SECOND EAST ST

NORTH THIRD EAST ST

NORTH FOURTH EAST ST

WEST CLARK ST

WEST IDAHO ST

EAST IDAHO ST

WEST LINCOLN ST

EAST CLARK ST

EAST LINCOLN ST

WELLIS RD

WEST ELLIS ST 4,600 ADT

EAST ELLIS ST 7,000 ADT

SOUTH FIRST WEST ST

SOUTH MAIN ST

8,800 ADT

SOUTH 1ST EAST ST

SOUTH 2ND EAST ST

SOUTH 3RD EAST ST

WEST WAYNE ST

WHIGHLAND DR

HIGHLAND DR

BRUCE DR

LURAY DR

AERIAL PHOTO



Hunt's Mobile
Truck Shop

Main Street

Ellis Street

7,000 ADT

3,100 ADT

SITE






EXTERIOR PHOTOS

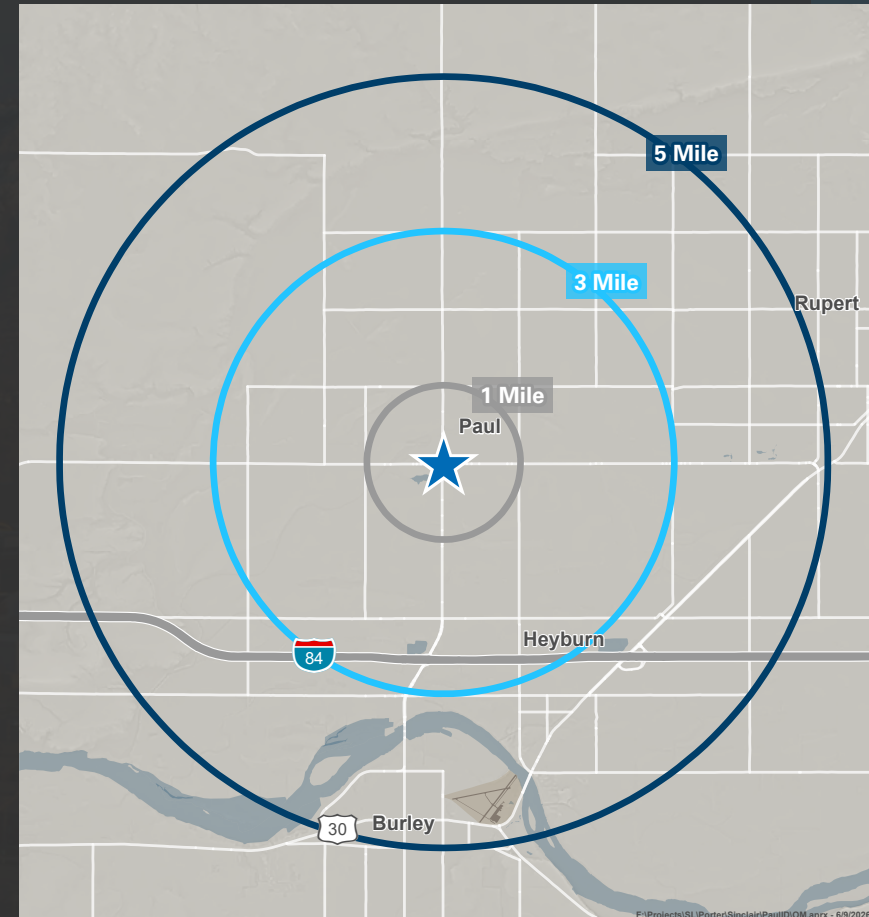


INTERIOR PHOTOS



2025 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
EST. POPULATION 	1,621	3,603	15,418
2030 PROJ. POPULATION 	1,626	3,664	15,250
EST. HOUSEHOLDS 	566	1,287	5,537
EST. AVERAGE HOUSEHOLD INCOME 	\$78,231	\$90,756	\$97,185
EST. MEDIAN HOUSEHOLD INCOME 	\$65,987	\$79,281	\$72,140





National Petroleum

REAL ESTATE ADVISORS

Combined they have over 25 years of experience selling commercial real estate. Collectively they have closed over 200 transactions totaling over \$630,000,000. They are passionate about serving the needs of their clients, building strong relationships, and navigating the ever-changing commercial real estate industry.



MATTHEW PORTER



MCSEAN THOMPSON



VIVIAN PONCE
EXECUTIVE ASSISTANT

STAFF SUPPORT



ALLEN GREENWELL
Head of Marketing



JORDYN KANEKO
Marketing Specialist



KAYCEE BARLOW
Head of Graphics



CAROLYN LOUIE
Graphic Designer



AI MITTON
Motion Graphics Designer



EM TEBAY
Graphic Designer



RICH LACHOWSKY
Chief Technology Officer



SAUNDRA FIFE
Director of Research



AMELIA WOLFE
Director of Research Analysis



DILLON MIMITZ
Research Specialist

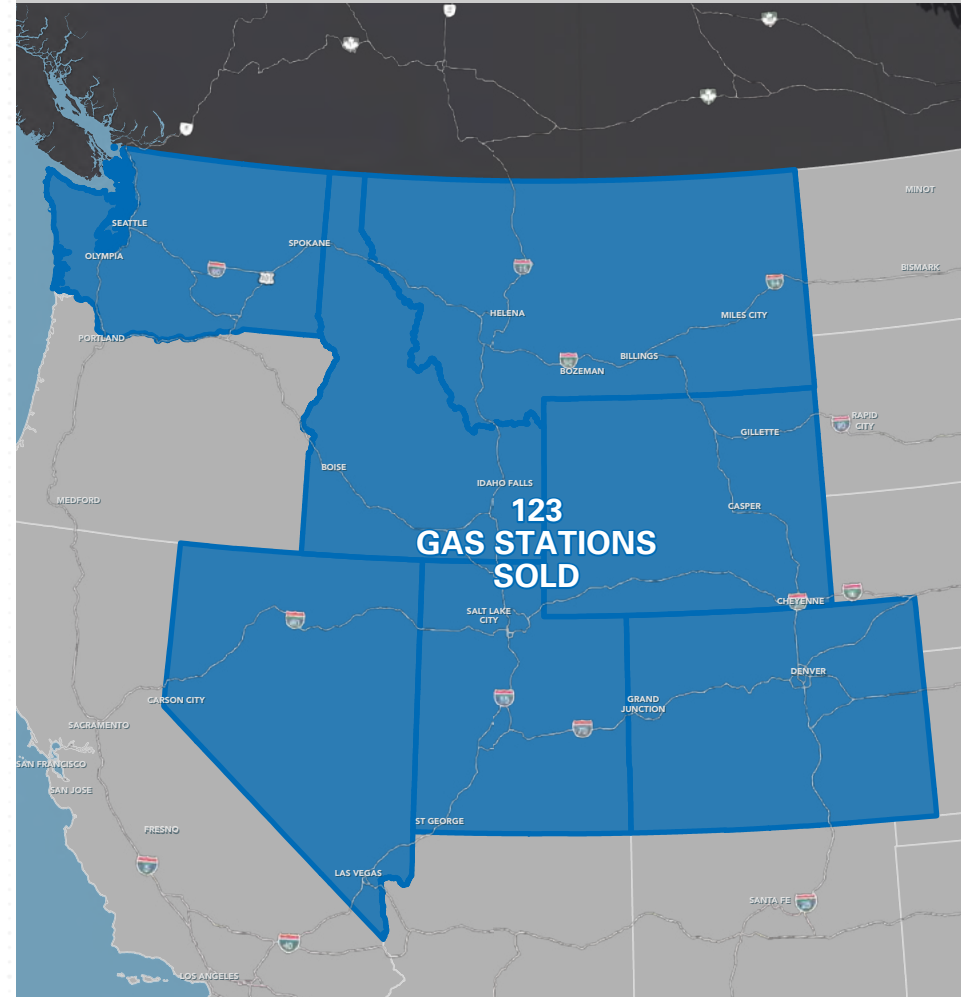


MATT LIAPIS
Head of GIS



SAMANTHA SPRATT
GIS Analyst

SELECT CLIENT LIST

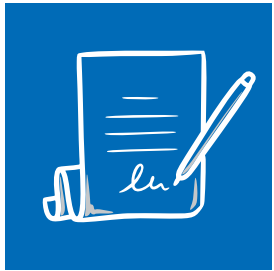


**123
GAS STATIONS
SOLD**

NEWMARK

 **MOUNTAIN WEST**

Newmark Mountain West embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.



30,580+
TRANSACTIONS COMPLETED



328.2
MILLION
SF TRANSACTED



\$37.5
BILLION
TRANSACTIONS COMPLETED



77K+
ACRES TRANSACTED



\$13.0+
BILLION
INVESTMENT TRANSACTIONS



49
STATES WITH
COMPLETED TRANSACTIONS

CONFIDENTIALITY & DISCLOSURE

Newmark Mountain West has been retained on an exclusive basis to market the property described as 9 E. Ellis St., Paul, ID 83347. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information

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Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



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