

**FOR SALE \$900,000.00**  
**573 S Idaho Street, Wendell, ID 83355**



**SUBWAY, Wendell, Idaho** Don't miss this opportunity to own a well-established **Subway franchise and real estate** located on a high-visibility highway corridor in Wendell, Idaho. This turnkey investment features a fully operational restaurant with a strong national brand presence and consistent customer base.

The business is supported by a **long-term manager with 20+ years of experience**, providing stability and ease of ownership for both owner-operators and passive investors.

Property highlights include a **commercial building on approximately 11,993 SF**, ample on-site parking, and excellent accessibility. The location benefits from steady local and pass-through traffic, making it an ideal investment in a growing market area. The benefits from traffic tied to **US-30 and the I-84 corridor**, which are the primary arteries through Wendell.

**Traffic Counts (AADT)**

- US-46 corridor (Magic Valley region): typically **8,000 - 12,000 vehicles/day** depending on segment (Idaho Transportation Dept. counters)
- I-84 (near Twin Falls region): commonly **15,000 - 25,000+ vehicles/day**(regional averages)

**Investor takeaway:**

- For a town of ~3,000+ people, this is **outsized traffic exposure**
- A significant portion of demand is **non-local (pass-through + trucking + commuters)**
- This supports **consistent daily sales vs. purely population-driven stores**

**OFFERING SUMMARY 2025 P&L**

<b>List Price:</b>	<b>\$900,000.00</b>	<b>Real Estate value</b>	<b>\$600K</b>	<b>Business value</b>	<b>\$300K</b>
<b>Gross Income:</b>	<b>\$599,767.31</b>	<b>NNN Income:</b>	<b>\$42,000.00</b>	<b>Gross Income:</b>	<b>\$599,767.31</b>
<b>Expenses:</b>	<b>\$482,521.15</b>	<b>NOI:</b>	<b>\$42,000.00</b>	<b>Expenses:</b>	<b>\$524,521.15</b>
<b>NOI:</b>	<b>\$117,246.16</b>	<b>Cap Rate:</b>	<b>7.0%</b>	<b>NOI:</b>	<b>\$75,246.16</b>
<b>Cap Rate:</b>	<b>13.03%</b>			<b>Cap Rate:</b>	<b>25.08%</b>



**Don't miss a chance to own a piece of coveted Twin Falls Downtown Real Estate!**



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