



Owner Occupant Restaurant
 321 North 2nd East, Rexburg, Idaho 83440



Price: \$1,175,000
Cap Rate: No Lease In Place%

Property Highlights

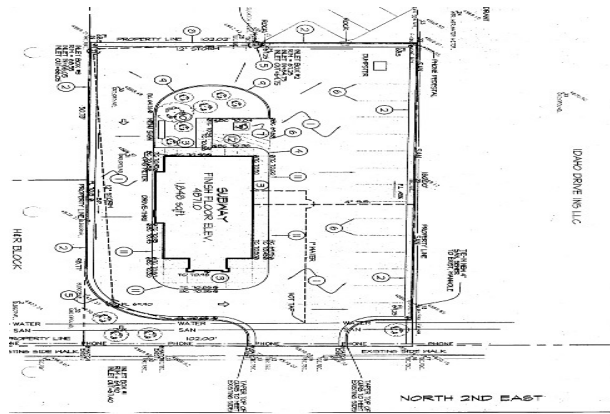
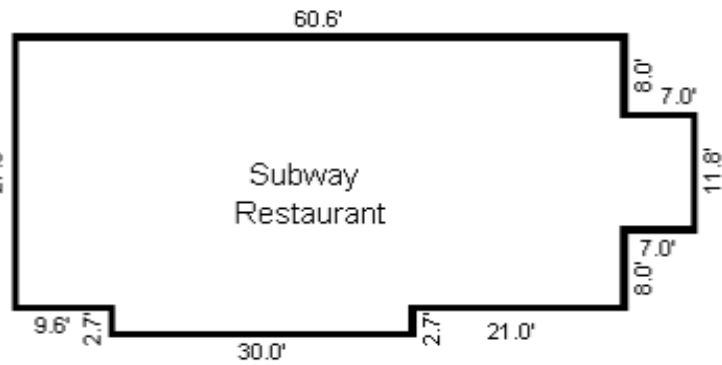
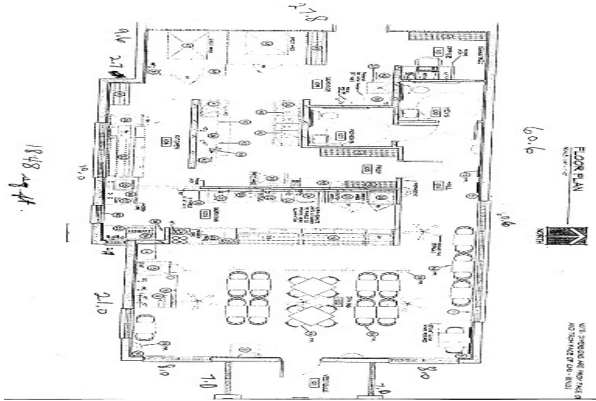
Primary Lease Term	No Lease
NOI Potential	\$46,200
Building Size	1,848 SF
Lot Size	0.48 Acres
Drive-Through	Yes
Project Status	Existing
Parking	15 Stalls

Listing Features

- Situated Nicely on Rexburg’s Busiest Street N 2nd E. / Hwy 33 which is the Main Corridor through City of Rexburg
- Current Occupant is Selling their Franchise Rights and Will Vacate the Building. New Franchisee May Be Open To lease Achieving Stable Cash-Flow
- Located Across from the Rexburg Dairy Queen, And a couple of doors down from McDonalds
- Surrounded by Various Retailers, Restaurants, Financial Institutions & Other Professional Services Including Mountain View Hospital Medical Plaza
- Within Walking Distance of BYU – 24,000 Students Currently Attending each Semester & Growing

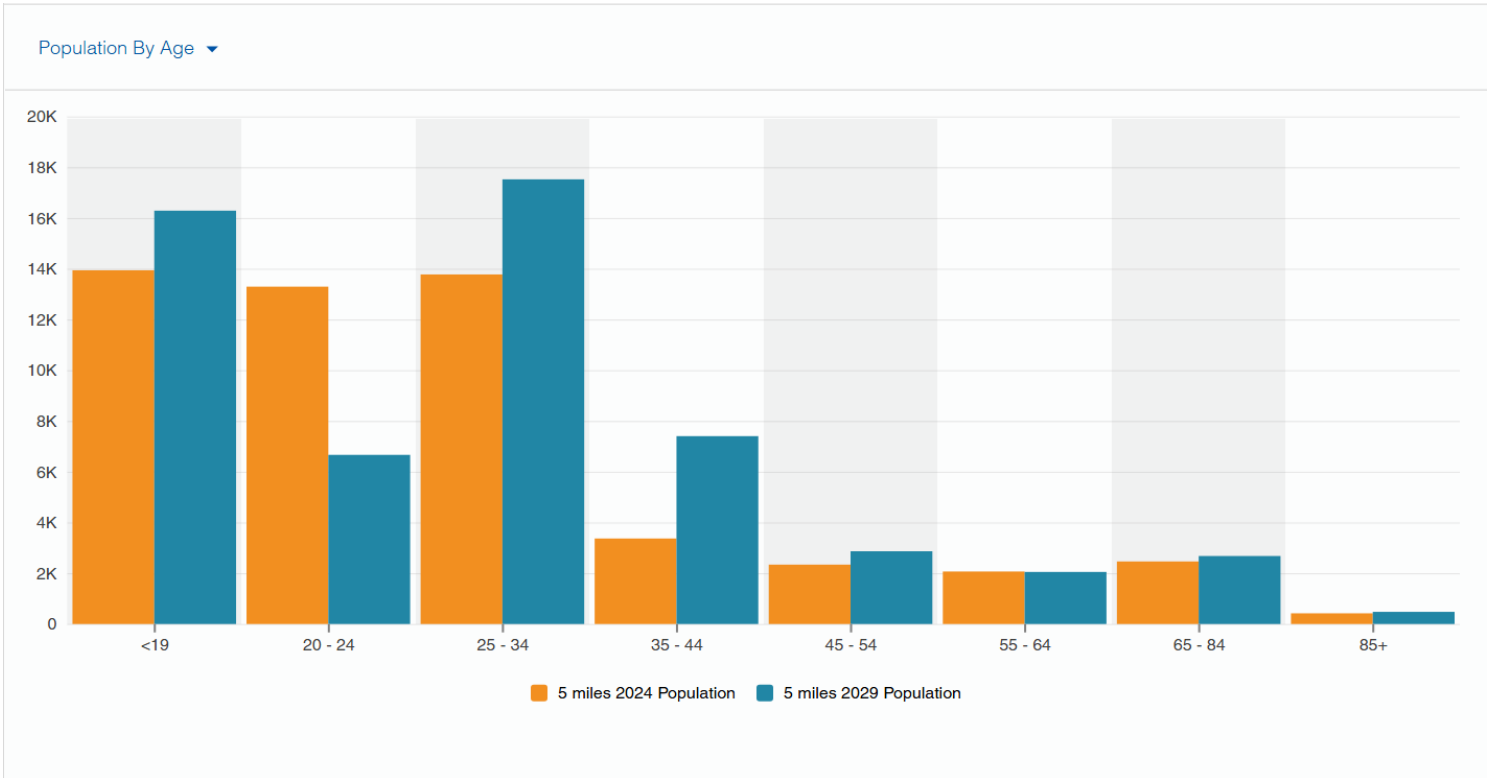
Rory Kunz
 208.705.5635
 208.656.9400
 homes@rorykunz.com

Danny Hebdon
 208.351.0516
 208.656.9400
 danny@hebdonhomes.com



AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBR1	First Floor	1848.3	1848.3
Net BUILDING Area		(Rounded)	1848

BUILDING AREA BREAKDOWN		
Breakdown	Subtotals	
First Floor		
2.7 x 30.0		81.0
7.0 x 11.8		82.6
27.8 x 60.6		1684.7
3 Items	(Rounded)	1848



POPULATION	2 Miles	5 Miles	10 Miles
2020 Population	37,272	40,088	58,390
2024 Population	40,548	51,677	62,131
2029 Population Projection	43,994	55,962	67,405
2020 Households	7,923	11,283	14,470
2024 Households	8,787	12,160	15,326
Average HH Income	\$72,914	\$75,693	\$77,490
Median HH Income	\$52,530	\$54,805	\$58,441
BUSINESSES / EMPLOYEES			
Total Businesses	1,247	1,580	1,793
Total Employees	11,022	13,668	15,981

