

# HUDS CONVENIENCE STORE

Lewisville, Idaho

## THE COMPANY

The HUDS Market has been serving the local farmer and neighbors for over 50 years. This is a Country C-Store that needs an active owner/manager who can associate and take time to talk with his neighbors. The store carries a full line of product, including fuel and propane. The store could be modernized with a new beer cooler, frozen product and even a deli. The 2,000 square foot facility contains a lot of storage, even with a basement. The property is split with ½ commercial and ½ undeveloped acre behind the store. The HUDS Market is a laid back business opportunity, without the hustle of stop signs and hurried customers, but more of a neighborhood store serving neighbors.



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## THE LOCATION

Lewisville is central to Rigby-Idaho Falls-Roberts and is the only convenience store located on the Lewisville Highway North of Idaho Falls. The store has a stable and loyal customer base without having the cost of promotion. The fuel system consists of three State-approved fuel tanks that include diesel. A Veedor-Root system is in place and makes compliance with the State and DEQ very routine. The HUD Store is located in the heart of the most scenic and diverse recreation area in the West; Sun Valley, Targhee, Craters of the Moon, Yellowstone Park, Jackson Hole are all within two hours of the store! Fishing and hunting abounds in Eastern Idaho.

## THE STRENGTHS

The Lewisville area has the best customer base possible. Growers stop in for coffee and report the status of this year's crops or the neighbors replenish their grocery list. Better leave your tie at home and come in jeans and boots if you want to fit in.

## THE REASON FOR SELLING

The owners have been operating the store since 1993 and are now at a point that they want to retire. The HUD Store really needs some new energy!!

## THE IDEAL BUYER

The HUD Store is an excellent opportunity for an experienced Owner/Manager.

**ASKING PRICE**

~~\$465,000~~

**Price Reduced to**

**\$235,000**

**Owners are ready to sell!**

**BEST VALUE IN EASTERN  
IDAHO MARKET!!**

**TERMS:**

Cash

## ASSETS

Land and Building	\$225,000
Furniture Fixtures & Equipment	160,000
Inventory	<u>25,000</u>
<b>Total Assets</b>	<b>\$410,000</b>

*All values provided by Seller*

## INCOME STATEMENT SUMMARY

Net Operating Profit (3-yr avg.)	\$55,000
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*Financial information provided by Seller*

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## ARTHUR BERRY & COMPANY

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TO RECEIVE FURTHER INFORMATION, sign and return the Confidentiality Agreement/Agency Representation found on our web site. The listing agent, **BILL SPOFFORD**, will then contact you. If you prefer, this agreement can also be requested by contacting us at **208-535-9905**. The information above has been provided by the seller. Arthur Berry & Company makes no representation as to its reliability. Price and terms subject to change at seller's discretion. FILE IF-3964