

HUDS CONVENIENCE STORE

Lewisville, Idaho

THE COMPANY

The store was originally opened in 1955 in the farming community of Lewisville located six miles north of the main connector to Idaho Falls. The customer base, which is primarily a farming community, has increased along with the growth of several new housing developments. The store meets the demand of its loyal customer base with fuel, groceries, pop, very cold beer, and other core products. The business is unique in that there is no competition, and with the high cost of gas there is more demand to stay local. Huds C-Store is one of the few commercial properties zoned in this high production farming community. The 2,000 square foot facility is located on ½ acre Lewisville Highway frontage with another ½ acre east of the store that could be used for expansion.



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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 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 IDEAL BUYER

At the end of the day, Huds is a small C-Store grossing right at \$1,000,000 dollars per year and pumping 140,000 gallons yearly. This opportunity is fitted for a working owner manager with the ability to merchandise and market. This would not be a passive ownership opportunity.

ASKING PRICE
\$465,000

TERMS:
Cash

ASSETS

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

All values provided by Seller

INCOME STATEMENT SUMMARY

Net Operating Profit (3-yr avg.) \$55,000

Financial information provided by Seller

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