

# Profitable Town For Sale

## Porthill, Idaho

108 Trading Post Rd, Bonners Ferry, ID 83805

- 2017 Gross Income \$1,680,920
- NOI \$239,476 plus cash income \$12,250 for total \$251,726
- Asking Price \$2,175,000
- Cap Rate: 11.6%
- 8 acres of land on the Canadian border 30 miles north of Bonners Ferry, Idaho and 10 kilometers south of Creston, BC at the Port of Entry Crossing on highway 1.
- Three Profitable Businesses:
  1. 2,428 sq ft Convenience/grocery selling \$20,000/mo and two gas stations selling 36,680 gallons per month with good margins.
  2. 1,050 sq ft building with Fed Ex/ UPS and PO Boxes shipping does \$176,000/yr and can be expanded.
  3. 1,340 sq ft Big Daddies Restaurant gross sales \$111,815 with beer and wine license plus a 1100 sq ft 3 bedroom hotel plus RV campground on the Kootenay River. Restaurant patio has great river views.
- One rental house and a 2,000 sq ft apartment above Mercantile Store.
- This is a beautiful location with Kootenay River frontage and freeway access. There is virtually no competition to these businesses. This is a wonderful opportunity with great upside potential.



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**JOEL CROSBY, CCIM**  
509.991.2312

[crosbycommercial@gmail.com](mailto:crosbycommercial@gmail.com)



4102 S Regal St, Ste 201 | Spokane, WA 99223 | 509.535.7400 | [www.cbtomlinson.com](http://www.cbtomlinson.com)



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