



# Business For Sale

161 Addison Avenue  
Twin Falls, Idaho 83301

## CONTACT US

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## Welcome to the Human Bean!

### Prime Location

- Situated in a high traffic area on a bustling main artery

### Convenience

- Easily accessible with ample paved parking and a convenient drive-thru

### Established Success

- A profitable business with a track record of success

### Exclusive Offerings

- The only coffee shop in the vicinity, offering unique and flavorful brews

### Franchise Opportunity

- This franchise is for sale with the business established at this location since 2020

### About the Franchise

- Proudly part of the Human Bean franchise, spanning 21 states with 260 open and in development stores
- With 25 years in business and 0% royalties, it's a proven model for success
- Join the Human Bean Family: Become a part of a renowned brand with a solid foundation and endless possibilities

# For Sale

## Franchise Opportunity:

- This franchise is exclusively for sale, offering a turn-key business opportunity
- Take over a fully operational and profitable business with ease
- Enjoy the benefits of owning a ready-to-go franchise with established systems in place
- Seize the opportunity to become a business owner without the hassle of starting from scratch
- Invest in a turn-key solution for entrepreneurship with this franchise sale

## Property Information

**Property Type** Commercial

**Building Size** 560 SF

**Land Size** 0.358 Acres

**Sale Price** \$275,000.00

**Parking** Paved

**Property Access** Contact Agent

## Demographics

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	4,937	55,933	63,091
Households	5,216	20,846	23,369
Avg. HH Income	\$55,486	\$80,677	\$86,239



# Location

 [Google Map](#)

 [Street View](#)

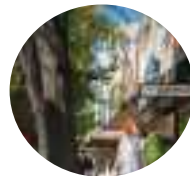




## Local Area Overview - Twin Falls

Home to the “Niagara of the West”, Twin Falls offers great scenic views and diverse recreation opportunities. At 212 feet tall, Shoshone Falls is higher than Niagara Falls and a beautiful site to enjoy. Pack a picnic lunch and take in views of the massive Snake River Canyon or grab a bite at one of the great local restaurants. Tee off surrounded by canyon walls and dazzling waterfalls or rent a paddle board or kayak and explore the Snake River. Make a stop at the Twin Falls Visitor Center to enjoy magnificent views and a snapshot of local history.

- The city has grown by 17% in the last 10 years boosted by a low cost of living, good quality of life and huge growth from the business sector
- Twin Falls is the regional medical, educational, retail and service hub for over 250,000 people in the surrounding area
- The City of Twin Falls hosts some of the largest food processors such as Clif Bar, Glanbia Cheese, Amalgamated Sugar Company and ConAgra. It is also home of the largest yogurt manufacturing facility in the world, part of the growing Chobani Greek Yogurt company.



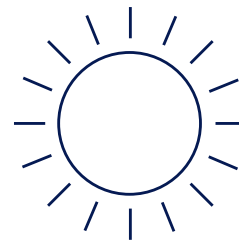
2022  
population  
**53,213**



Unemployment  
Rate  
**2.3%**



Best State to Live  
*Livability, 2020*  
**#1**



Average Weather  
**63**