

100% LEASED, MULTIFAMILY INVESTMENT OPPORTUNITY



536 ELBA AVENUE | BURLEY, IDAHO 83318

DARREN PUETZ

darren@tokcommercial.com | 208.656.2273

GRAYSON STONE SIOR, CCIM

grayson@tokcommercial.com | 208.948.0808

MARK BOUCHARD

mark@tokcommercial.com | 208.357.4995



OFFERING HIGHLIGHTS

- Eight (8) three bedroom, two bath units.
- Attached garages for each unit
- 1350 total square feet, over two (2) floors.
- Development opportunity with 0.29 acres of additional land adjacent to the site.
- Offering consists of 5,400 total square feet of living area.
- Well maintained facilities, family developed (2020) and operated.
- Located in a rapidly growing area of Burley, with close proximity to the area's major arterials, retailers, and services.
- Ideally situated in a stable community with a strong population at the College of Southern Idaho and major employers such as Cassia Regional Hospital, McCain Foods, Dots Foods and more.



OFFERING DETAILS

Offering Price

\$1,822,593

Net Operating Income

\$95,686

Cap Rate

5.25%

Occupancy

100%

PROPERTY INFO

**536 Elba Avenue
Burley, Idaho 83318**

Property Type
(4) Duplex Buildings

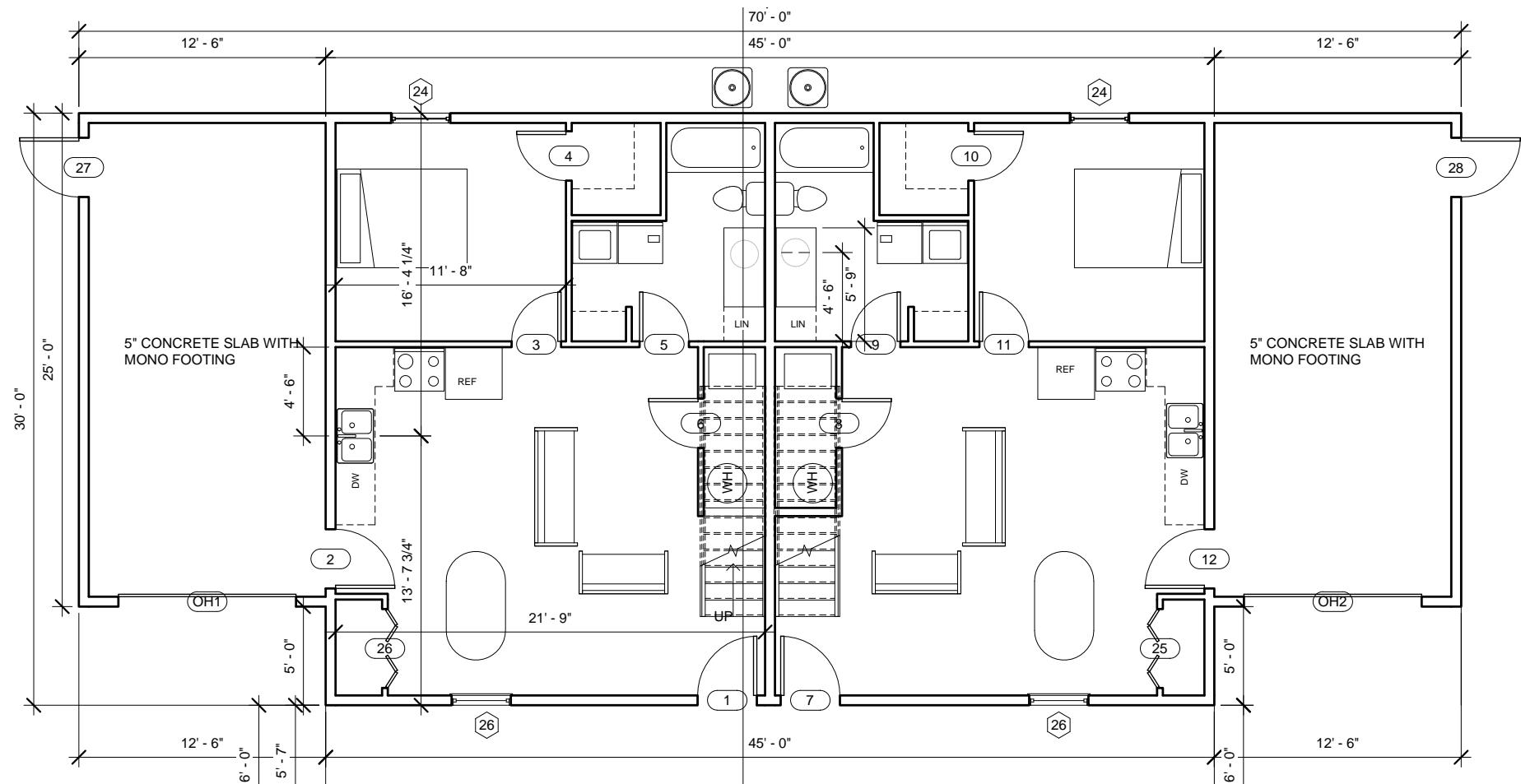
Land Size
0.57 Acres

Building Size
1,350 SF Per Unit
313 SF Garage Per Unit
5,400 SF Total (Rentable)

Year Built
2020



FLOOR PLAN



MAIN LEVEL

LOCATOR AERIAL

TOK
COMMERCIAL



POPULATION
24,763
5 MI. RADIUS



HOUSEHOLD
8,689
5 MI. RADIUS



AVG. HOUSEHOLD INC.
\$71,763
5 MI. RADIUS