

100% LEASED, MULTIFAMILY INVESTMENT OPPORTUNITY WITH FUTURE DEVELOPMENT PARCEL



537 ALMO AVENUE | BURLEY, IDAHO 83318

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OFFERING HIGHLIGHTS

- Eight (8) three bedroom, two bath units.
- Attached garages for each unit.
- 350 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

Land Price (0.29 Acres of Development Land)

\$94,100 (\$7.45/SF)

Total Purchase Price

\$1,916,693

Net Operating Income

\$95,686

Cap Rate

5.25%

Occupancy

100%

PROPERTY INFO

**537 Almo Avenue
Burley, Idaho 83318**

Property Type
(4) Duplex Buildings

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

Land Size
0.57 Acres

Year Built
2020

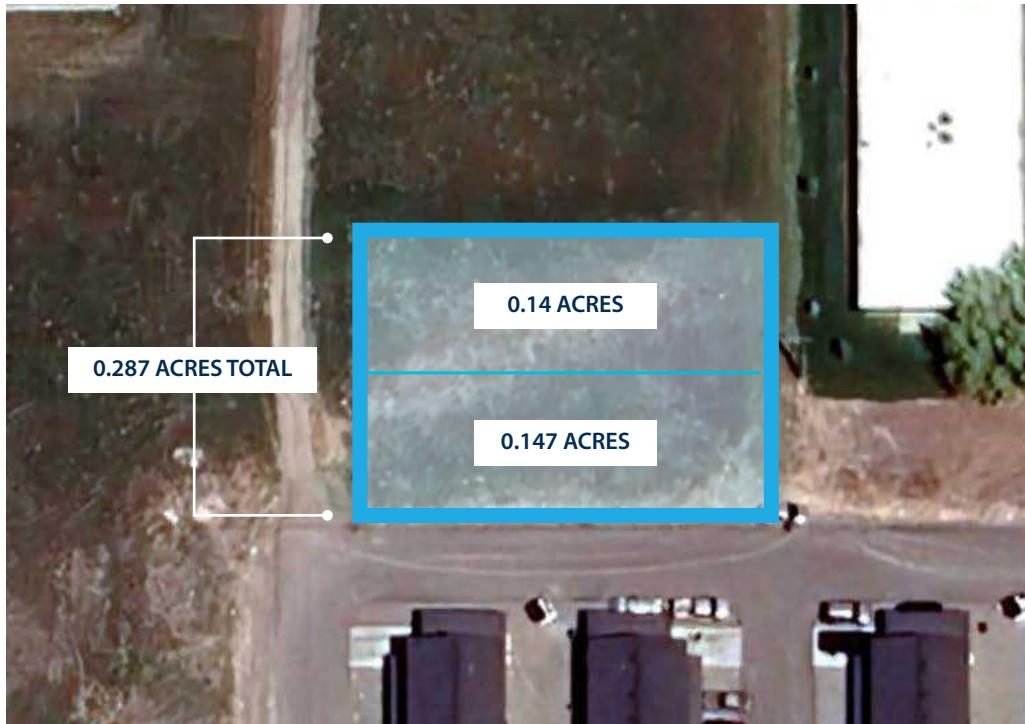
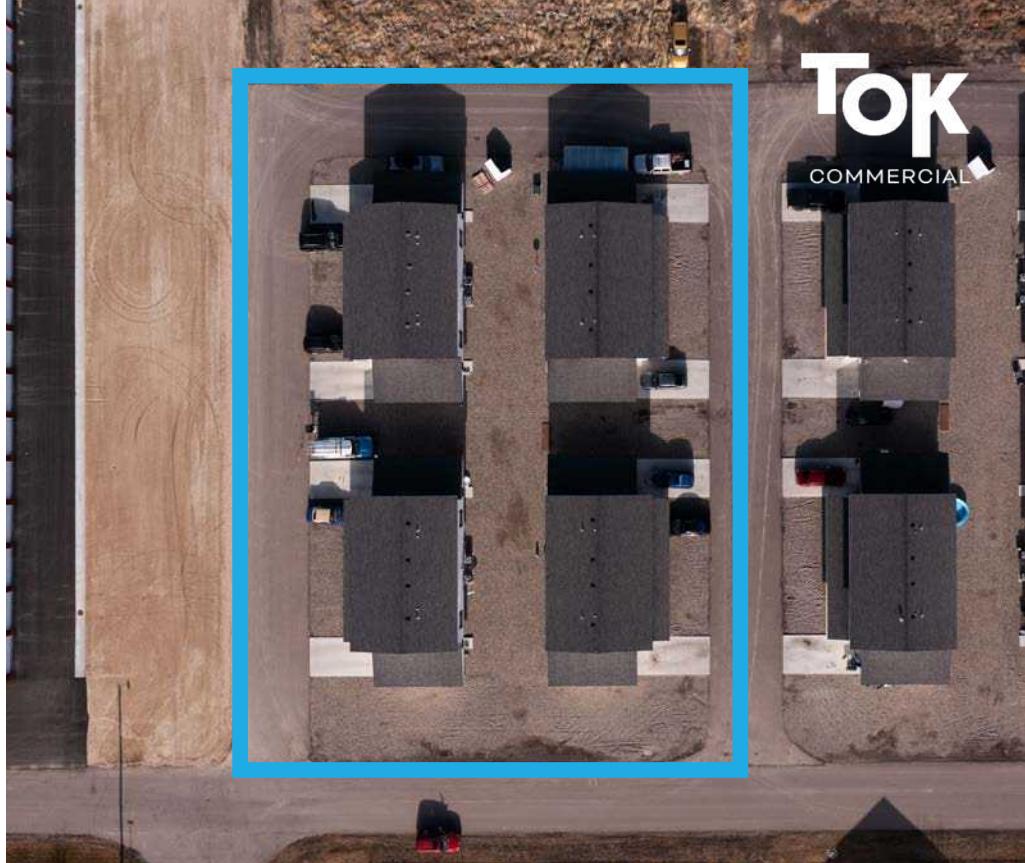
**RPBB0010130060
Burley, Idaho 83318**

Property Type
Development Land

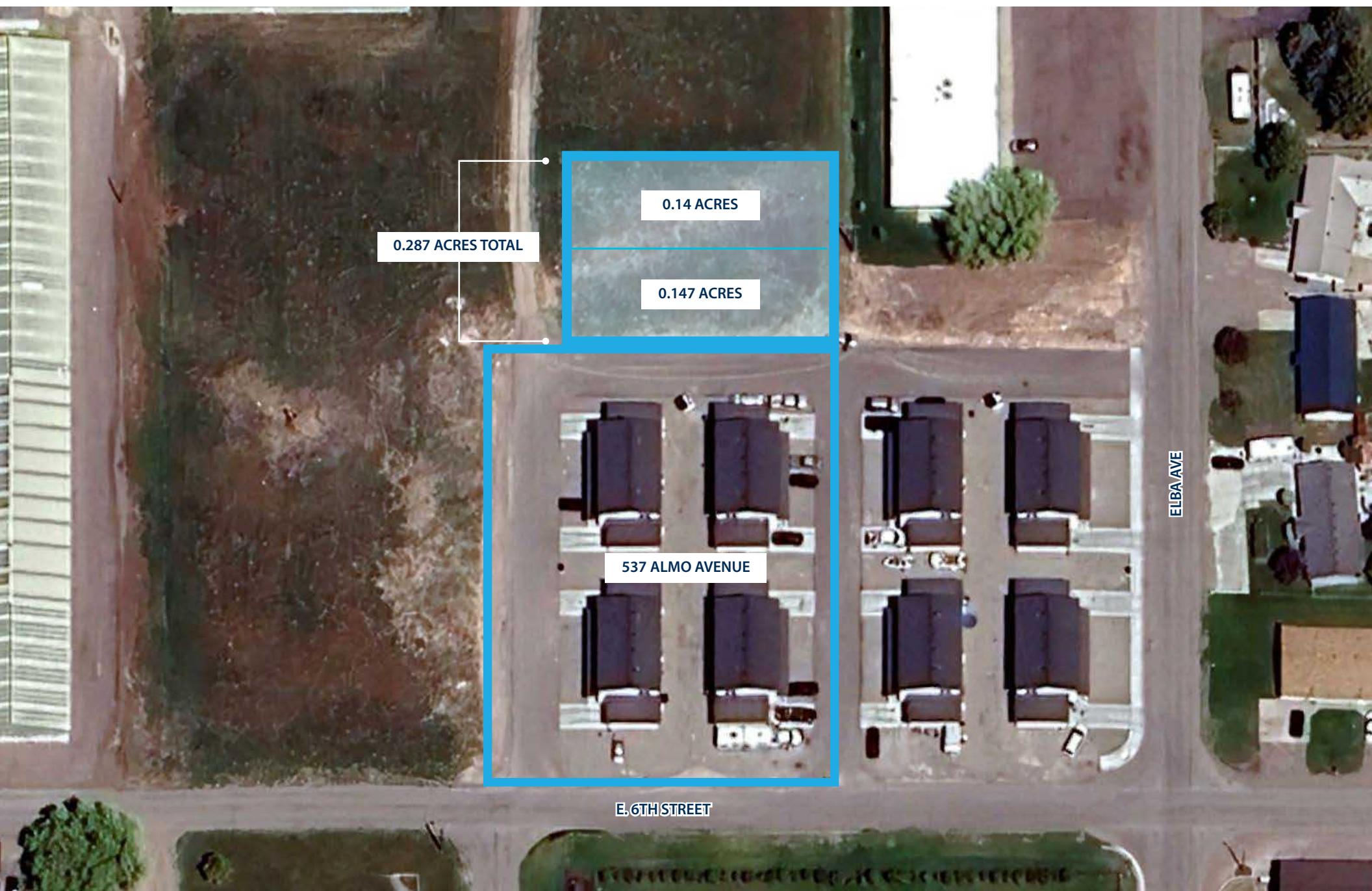
Land Size
0.29 Acres, Total of 2 Parcels

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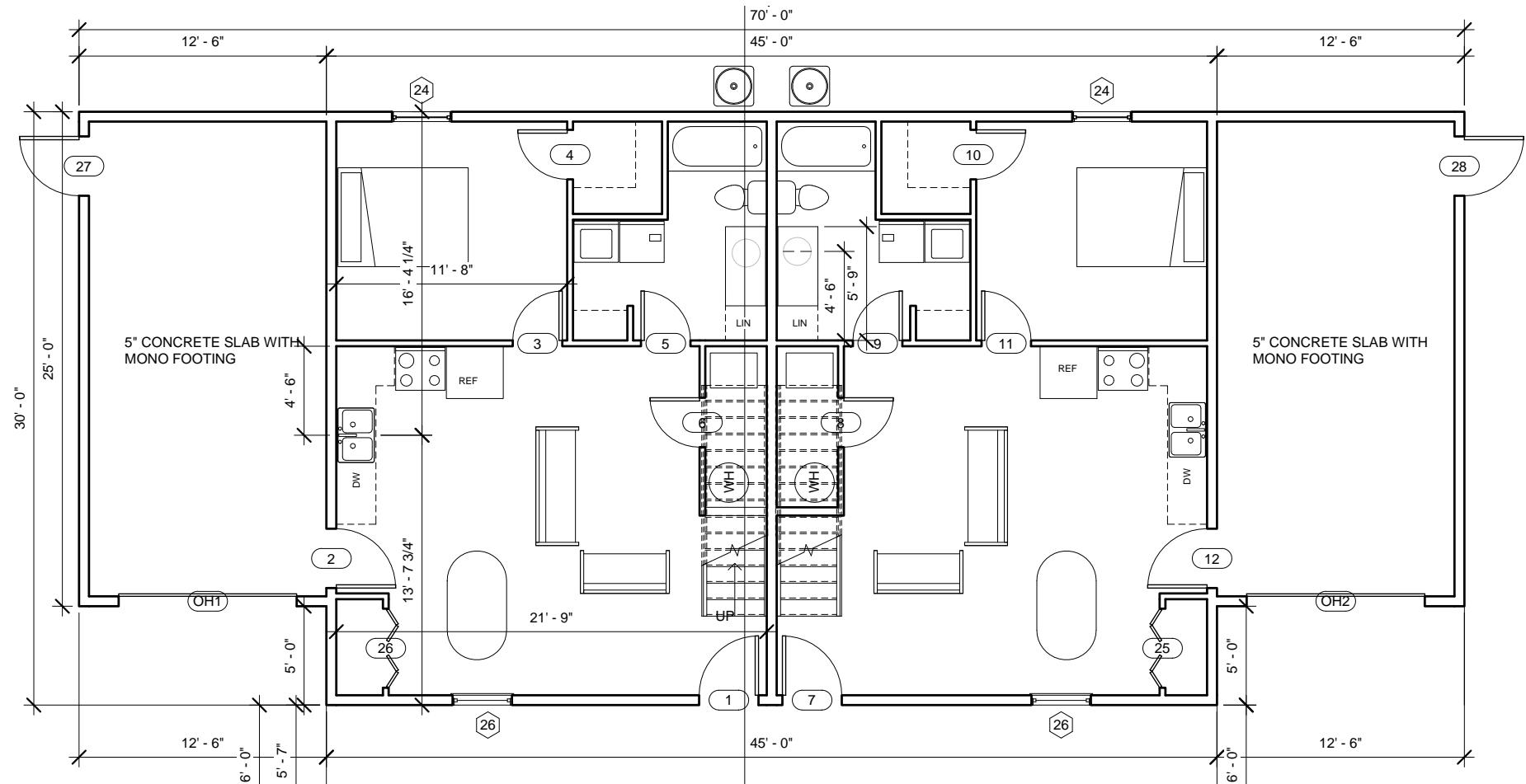
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SITE AERIAL



FLOOR PLAN



MAIN LEVEL

LOCATOR AERIAL

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