

100% LEASED, MULTIFAMILY INVESTMENT OPPORTUNITY WITH FUTURE DEVELOPMENT PARCEL



537 ALMO 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.
- 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**

**RPBB0010130060
Burley, Idaho 83318**

Property Type
(4) Duplex Buildings

Property Type
Development Land

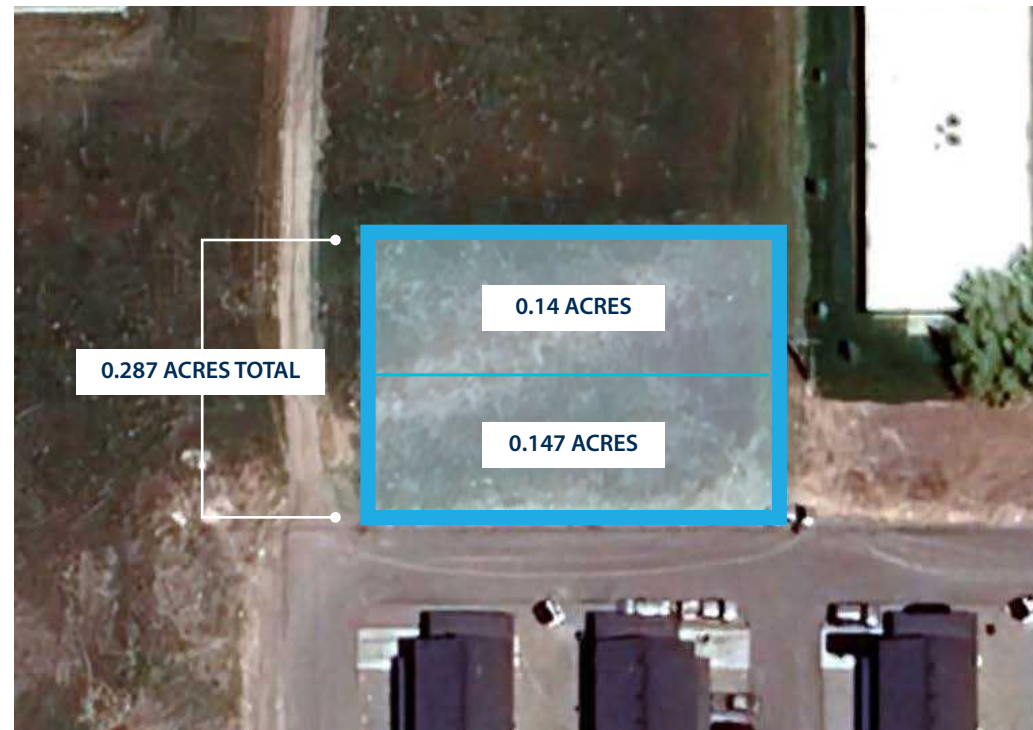
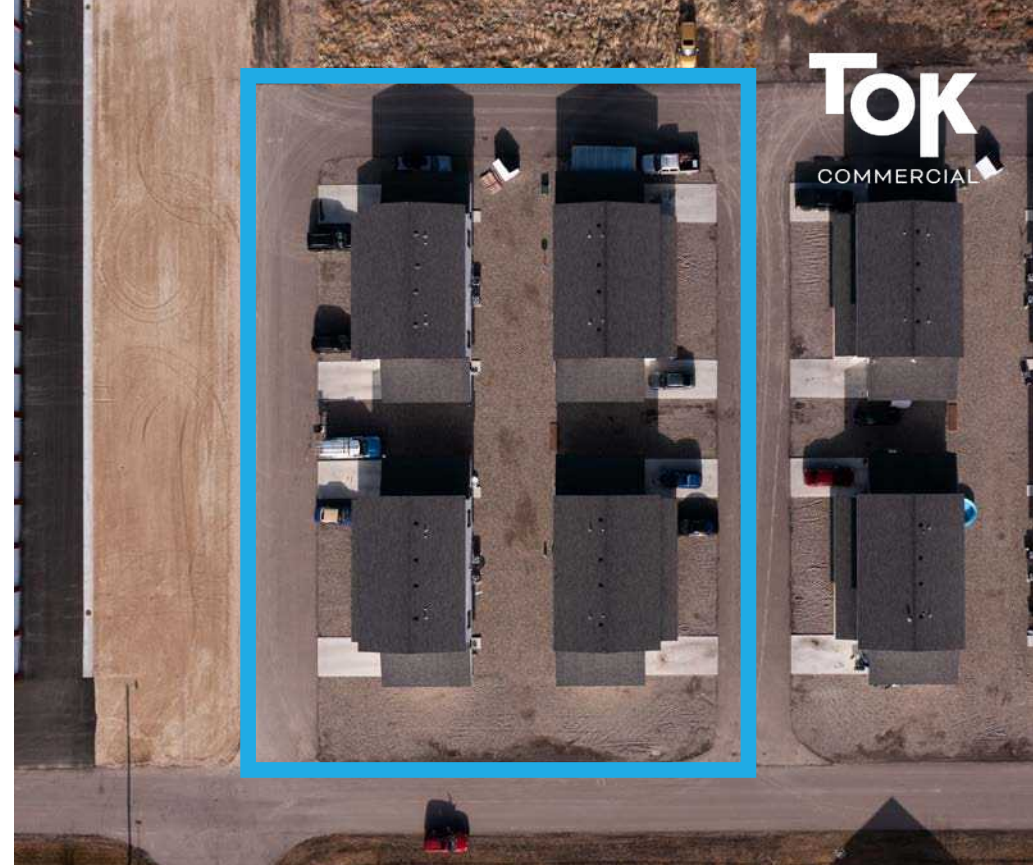
Building Size
1,350 SF Per Unit
313 SF Garage Per Unit
5,400 SF Total (Rentable)

Land Size
0.29 Acres, Total of 2 Parcels

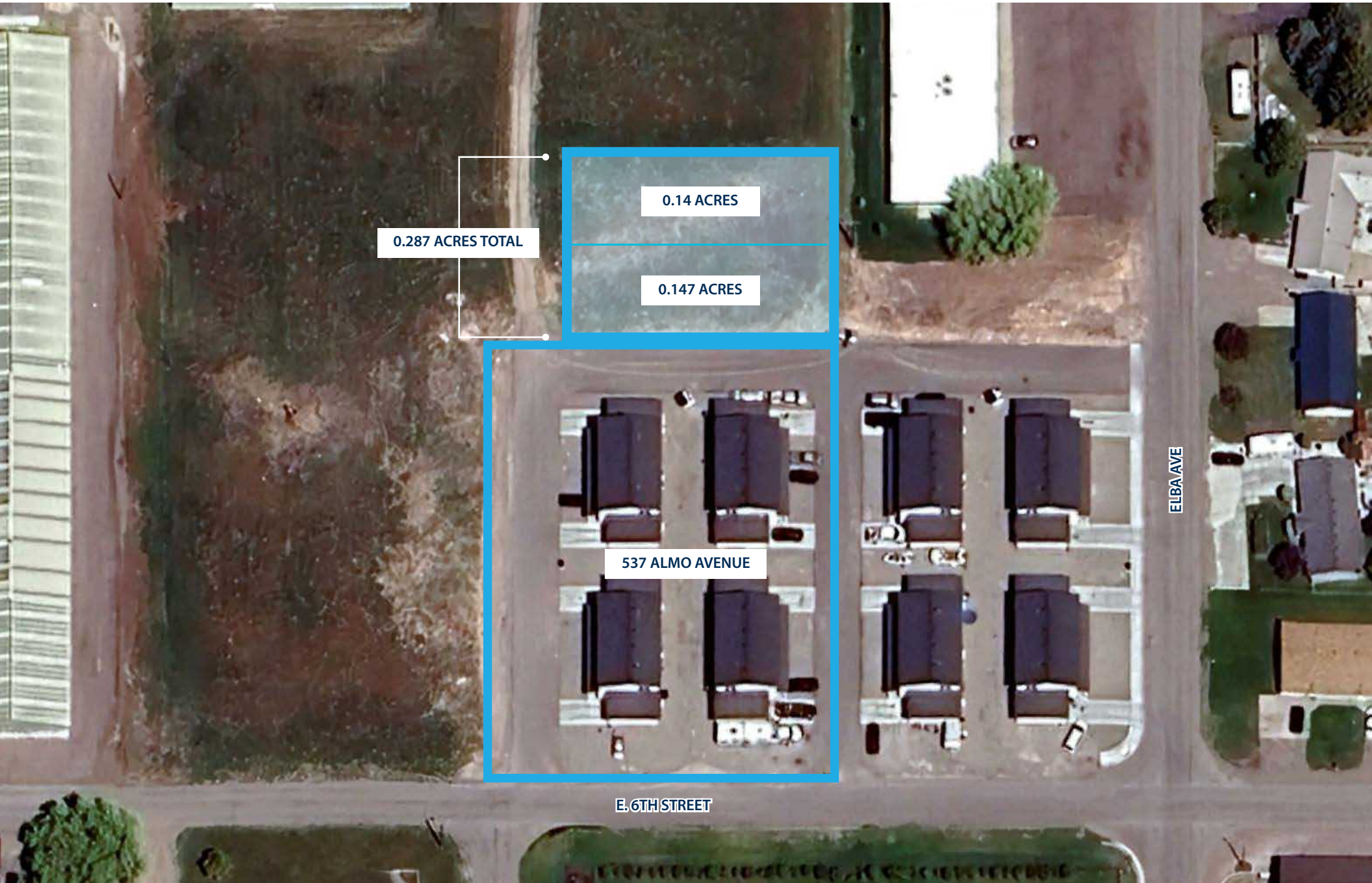
Land Size
0.57 Acres

Year Built
2020

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK EASTERN IDAHO LLC DBA TOK COMMERCIAL. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



SITE AERIAL



THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK EASTERN IDAHO LLC DBA TOK COMMERCIAL. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

