

100% LEASED, MULTIFAMILY INVESTMENT OPPORTUNITY



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.
- 1,350 total square feet, over two (2) floors.
- 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

\$1,751,634

Net Operating Income

\$96,340

Cap Rate

5.5%

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

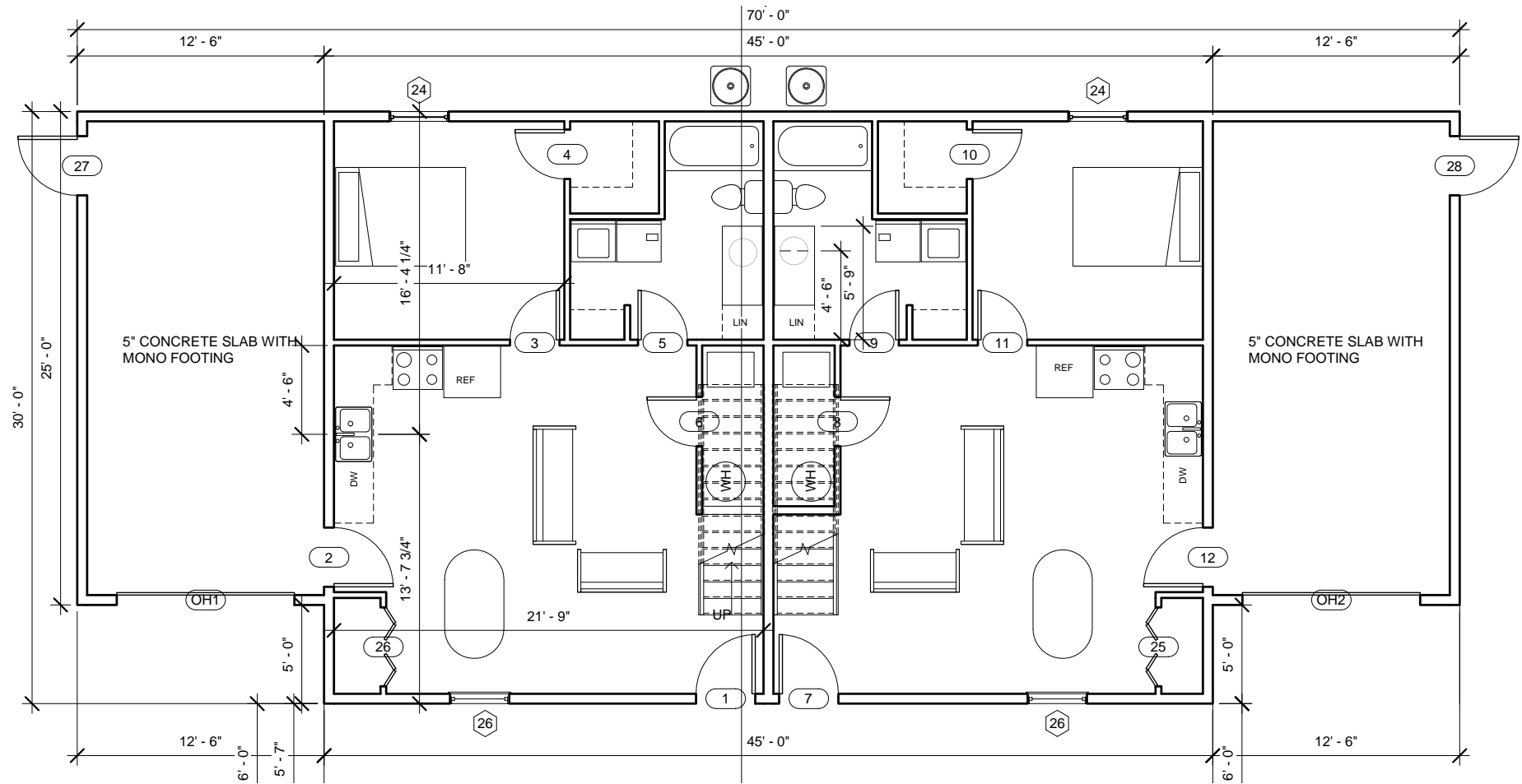
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SITE AERIAL



FLOOR PLAN



MAIN LEVEL

LOCATOR AERIAL

