

INVESTMENT PROPERTY FOR SALE

1225 BURLEY AVE
BUHL, ID 83316



OFFERING SUMMARY

SALE PRICE:	\$511,000
YEAR BUILT:	1918,1940,1918
CAP RATE:	7%
SQUARE FOOTAGE:	4,476+/-
ACRES:	0.81+/-
TAXES 2022:	\$4,000

PROPERTY DESCRIPTION

Cap rate is 7%, there are three separate houses with potential for fourth home all three have been updated. Unit 1 is the white house 4-bed 1 bath 2,435+- sf. Unit 2 is the green house 3-bedroom 1 bath 1,321 +/- sf. Unit 3 is a 1-bedroom/1 bath studio 720+- Sf. Property is on one water meter averaging \$200+- a month. Each Unit has its own gas & electric meter.

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