

# INVESTMENT PROPERTY FOR SALE

**1225 BURLEY AVE**  
BUHL, ID 83316



## OFFERING SUMMARY

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