

The Victor

Premier Multi-Family Development
In the Heart of Downtown Victor



COMPASS REAL ESTATE

Fa & Line
Realty Group

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Three Contemporary Buildings in a Fantastic Location Mix of 3 Bed, 2 Bed, and 1 Bed Units

Seize the opportunity to own the premier apartment-condo development in the heart of downtown Victor, Idaho conveniently named The Victor Apartments. This exceptional property includes three contemporary buildings, offering a total of 21 units. The project features a versatile mix of 3 Bed, 2 Bed, and 1 Bed units allowing long term and short term rental. Each unit boasts a modern design with sleek concrete floors, efficient in-floor heating, and modern finishes. Providing comfort, and current style. Residents will appreciate the convenience of off-street parking, easy access to shops, restaurants, and entertainment, making it an attractive choice for tenants. Planning and building hurdles make duplication, in a what would be a lesser location, in fewer than 5 years all but impossible.

3 Buildings
21 Units
20,650 sqft
1.07 Acres
MLS 24-2400
\$11,750,000



Paul Kelly
Associate Broker
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Chloë Pierce
Sales Associate
307.690.9340

Andrea Loban
Associate Broker
208.201.3467

Brice Nelson
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Provided as a courtesy of

Fall Line Realty Group

Compass Real Estate
65 South Main Street
Driggs, ID 83422

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Non-Public: No **Start Showing Date:**

House Style:		# Units:	21	Total Sq. Ft.:	20,650
Year Built:	2018	Last Major Remod:		Acres:	1.07
Lot Size:		Garage Type:	None	# Stalls:	0
Garage SqFt:		Off Street Parking:	Yes	# Off St. Spaces:	10+
Exclusions:	All Seller and tenant personal property	Horses Allowed:	No	Senior Community YN:	

Common Name:		County:	Teton	Area:	16 - Victor Area
Subdivision:	None	Lot #:		Zoning:	Multi-Family
Ownership:	Multi-Family	Flood Zone:		Flood Class:	
Ann. HOA Fee \$:	0	Association Fee:	Annually	Taxes:	18,955
Tax Year:	2023	Frequency:		Latitude:	43.601039
Longitude:	-111.114024	Possession:	Negotiable		

In-House Listing #:

Legal Description: Lot 5 Block 11, Victor townsite, as per the recorded plat thereof, Teton County, ID. Less and Excepting therefrom, Tax No. 2835, being more specifically described as: Beginning at the SE corner of Lot 5, Block 11 of the Victor Townsite and running thence North 100 feet; thence West 75 feet; thence South 100 feet; thence East 75 feet to the point of beginning

Public Remarks: Sieze the opportunity to own the premier apartment-condo development in the heart of downtown Victor, Idaho conveniently named The Victor Apartments. This exceptional property includes three contemporary buildings, offering a total of 21 units. The project features a versatile mix of 3 Bed, 2 Bed, and 1 Bed units allowing long term and short term rental. Each unit boasts a modern design with sleek concrete floors, efficient in-floor heating, and modern finishes. Providing comfort, and current style. Residents will appreciate the convenience of off-street parking, easy access to shops, restaurants, and entertainment, making it an attractive choice for tenants. Planning and building hurdles make duplication, in a what would be a lesser location, in fewer than 5 years all but impossible.

Occupant: Renter - Long Term; Renter - Short Term

Water: Public

Sewer: Public

Basement: None

Construction: Stick and/or Log

Exterior: Fiber Cement Siding; Steel

Property Features: Corner Lot; Electric to Property; Flat; No CC&R's; Not in Subdivision; On Paved Road; ST Rentals Allowed; Year Round Access

Interior Trim: Painted

Exterior Trim: Painted

Roof: Other

Fuel Type: Electric; Propane

Heat: Hydronic in-floor; Other

Water Softener: None

Driveway: Asphalt

View: Mountain View; Scenic

Misc Unit Info: Elect Sep by Unit: Yes; Water Sep by Unit: Yes

	SqFt	Rent	Bedroom	Full Baths	3/4 Baths	Half Baths	# Parking Spaces	Stove	Refrigerator	Dishwasher
Unit 1	783		1	1				Yes	Yes	Yes
Unit 2	1,014		2	2				Yes	Yes	Yes
Unit 3	1,491		3	2				Yes	Yes	Yes

Agent Owned:

Seller Concessions:

Listing Price: 11,750,000

LO: Compass Real Estate

image-1



image-4



image-9



image-11



image-14



image-12



One Bed 1



One Bed 2



One Bed 3



One Bed 4



One Bed 5



One Bed 6



One Bed 7



One Bed 8



One Bed 9



One Bed 10



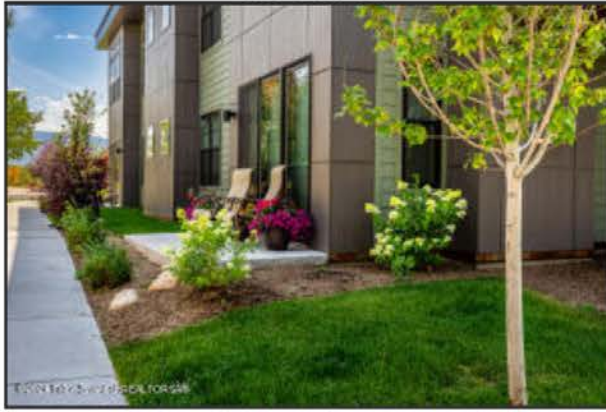
One Bed 11



One Bed 12



One Bed 13



Two Bed 1



Two Bed 2



Two Bed 3



Two Bed 4



Two Bed 5



Two Bed 6



Two Bed 7



Two Bed 8



Two Bed 9



Two Bed 10



Two Bed 11



Two Bed 12



Two Bed 13



Two Bed 14



Two Bed 15



Two Bed 16



Two Bed 17



Two Bed 18



Three Bed 19



Three Bed 1



Three Bed 2



Three Bed 3



Three Bed 4



Three Bed 5



Three Bed 6



three Bed 7



Three Bed 8



Three Bed 9



Three Bed 10



Three Bed 11



Three Bed 12



Three Bed 13



Three Bed 14



Three Bed 15



Three Bed 16



Three BEd 17



Three Bed 18



Three Bed 20



Three Bed 21



image-3



image-5



image-2



image-8



image-6



Three Bed 22



Three Bed 23



image-7



image-10

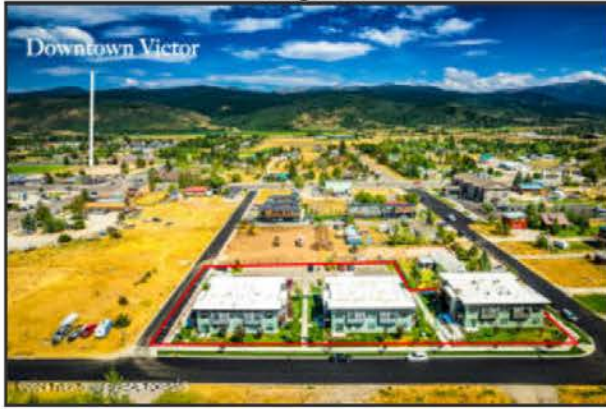


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Grand Targhee Resort

Downtown Victor



Ideal Location

Downtown Victor



Fall Line Realty Group | fallline@compass.com



One Bedroom

Fall Line Realty Group | fallline@compass.com





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Two Bedroom

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Three Bedroom

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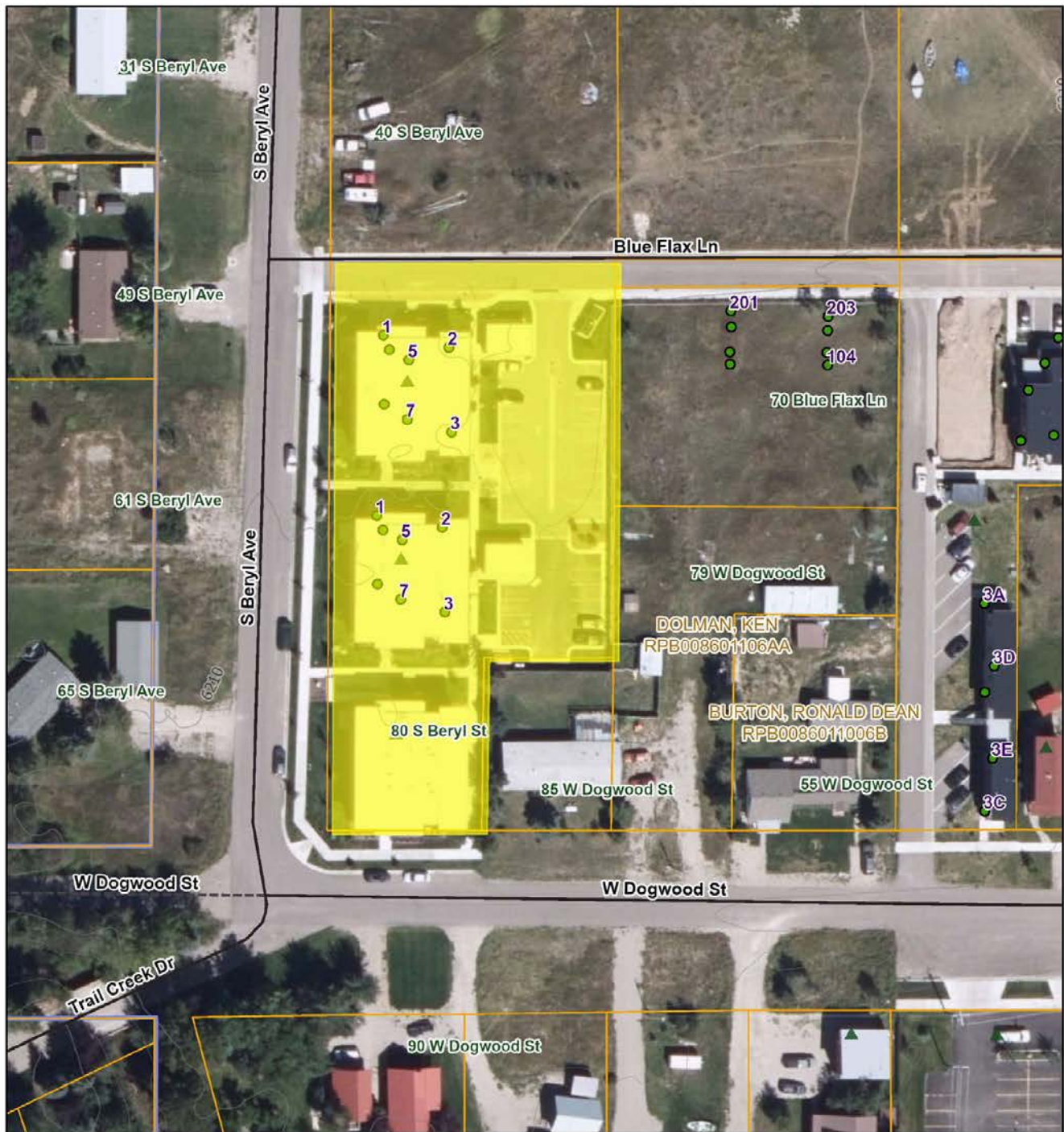




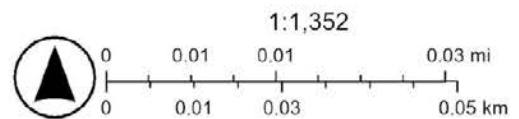
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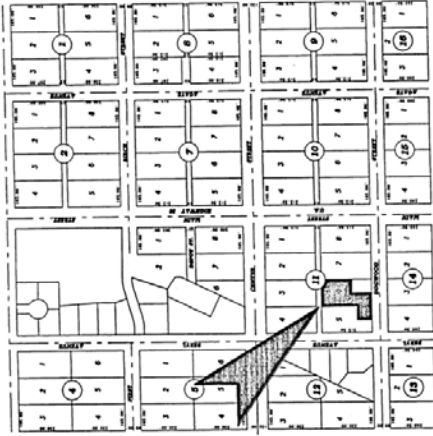
Teton County Map



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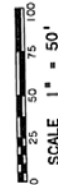
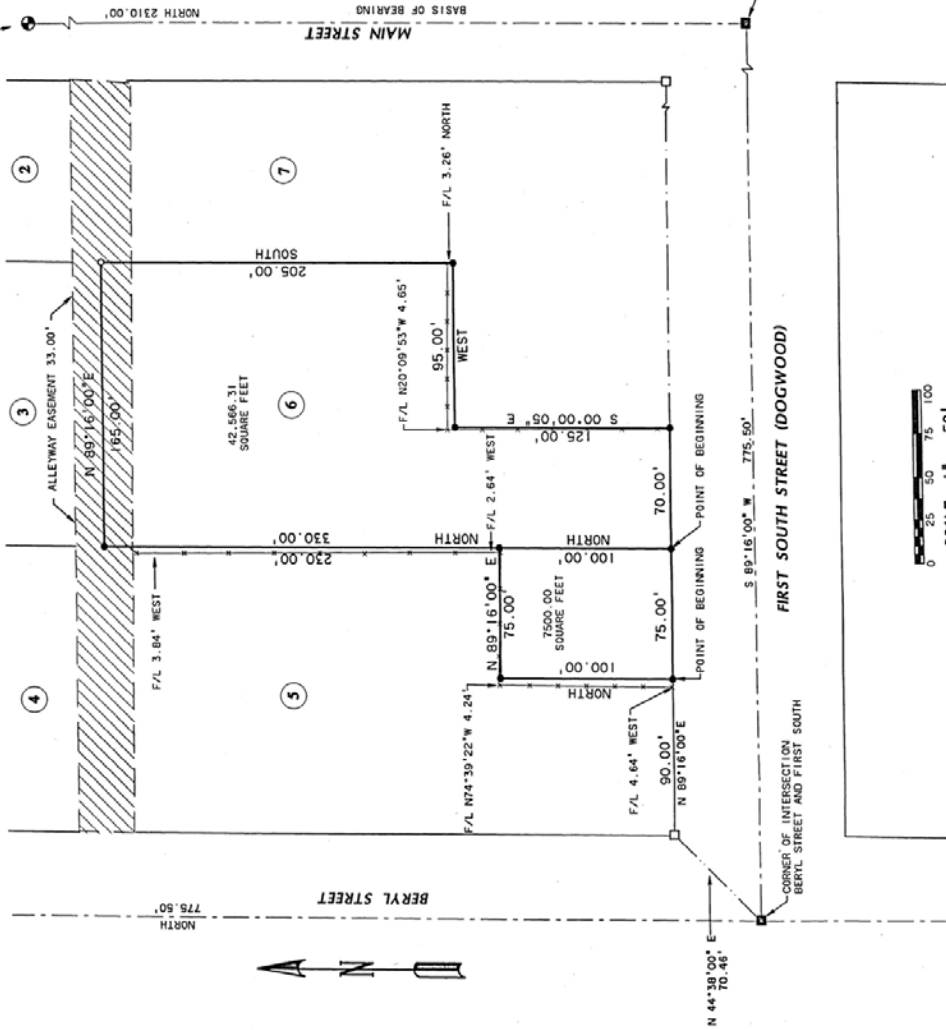
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VICINITY MAP
VICTOR TOWNSHIP

N 1/4 CORNER SECTION 11
FOUND 5/8" IRON PIN
WITH ALUMINUM CAP
INSCRIBED: AW ENG. 2860
C.P.F.R. INDEX E-19
INSTRUMENT #93926

BLOCK 11
CITY OF VICTOR



PROPERTY DESCRIPTION

A PORTION OF LOT 5
A PART OF LOT 5, BLOCK 11, VICTOR TOWNSHIP, BEING FURTHER DESCRIBED AS:
COMMENCING AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 11, THE POINT OF BEGINNING, THENCE N 89°16'00" E, 165.00 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 100.00 FEET TO A POINT;
THENCE N 89°16'00" E, 75.00 FEET TO A POINT;
THENCE SOUTH 100.00 FEET TO THE POINT OF BEGINNING;
THENCE S 89°16'00" W, 75.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 7,500.00 SQUARE FEET MORE OR LESS.

PROPERTY DESCRIPTION

LOT 6
A PART OF LOT 6, BLOCK 11, VICTOR TOWNSHIP, BEING FURTHER DESCRIBED AS:
COMMENCING AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 11, VICTOR TOWNSHIP; THENCE N 89°16'00" E, 165.00 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 100.00 FEET TO A POINT;
THENCE N 89°16'00" E, 165.00 FEET TO A POINT;
THENCE SOUTH 205.00 FEET TO A POINT;
THENCE S 89°15'49" W, 95.00 FEET TO A POINT;
THENCE S 00°00'00" E, 125.00 FEET TO THE POINT OF BEGINNING;
THENCE S 89°16'00" W, 70.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 42,566.31 SQUARE FEET MORE OR LESS.

SUBJECT TO A 16.50 FOOT ALLEY EASEMENT AT NORTH END OF PROPERTY
INSTRUMENT # 176057

DRGCS, TETON IDAHO
2008-04-12
AW-ENGINEERING
MOLANG BOYLE
STATE PROJECT NUMBER
176057
E-50

RECORDER'S CERTIFICATE

I, ARNOLD W. WOLSTENHOLME, BEING A REGISTERED LAND SURVEYOR/ENGINEER IN THE STATE OF IDAHO, No. 2860, DO HEREBY CERTIFY THAT I DID SURVEY THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED ACCORDING TO THE LAWS OF THE STATE OF IDAHO.

RECORDOR'S CERTIFICATE

STATE OF IDAHO 1 55
COUNTY OF TETON 1 55
I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS _____ DAY OF _____, 200____, AT _____, IN THE REQUEST OF _____, AT INSTRUMENT NUMBER _____
COUNTY RECORDER

LEGEND

- SECTION CORNER FOUND OR SET AS NOTED
- CITY CONTROL CORNER AS NOTED
- PROPERTY CORNER - FOUND IRON PIN
- SET 1/2" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
- ▨ FENCE LINE
- ▨ EASEMENT - TYPE AND WIDTH AS NOTED

RECORD OF SURVEY

LOTS 5 AND 6, BLOCK 11, VICTOR TOWNSHIP
CITY OF VICTOR, TETON COUNTY, IDAHO

TRAVIS EVA
79 WEST DOGWOOD
Victor, Idaho 83455
(208) 707-0733
travis@tetonid.com



PROJECT NO. 2006 - 030

04/06/06

02/09/06 DRAWING: GCD REVISED RLD

02/09/06 BULKI.DAT DRAWN: RLD

SECTION 11

WHY TETON VALLEY, IDAHO

A FLOURISHING MOUNTAIN COMMUNITY

Teton Valley's unique beauty and dramatic landscape create a premier destination for all seasons and is renowned for its endless recreation. Located within the **GREATER YELLOWSTONE ECOSYSTEM**, Teton Valley is surrounded on three sides by close to 3 Million protected acres of National Forest, National Parks, and Wilderness.

Become a part of a unique community of Western heritage, local artists, farmers, and world class athletes. Enjoy activities such as world class fishing, rafting, canoeing and boating, skiing, mountain climbing, hiking, camping, horseback riding, hunting, and even world class golfing just to name a few.



GRAND TETON NATIONAL PARK & YELLOWSTONE NATIONAL PARK where recreational opportunities include hiking, incredible wildlife viewing, biking, camping, boating, horseback riding, and a geyser viewing experience of a lifetime.

YELLOWSTONE-GRAND TETON LOOP is the most complete road tour of the Yellowstone-Grand Teton region. The 262 mile loop goes through Teton Valley and incorporates part of the Teton Scenic Byway and Mesa Falls Scenic Byway. It heads northeast to West Yellowstone, MT, through the National Park, into Grand Teton National Park, and through Jackson Hole

GRAND TARGHEE RESORT boasting over 500" of annual snowfall, Summer music festivals, and 70+ miles of multi use trails, Grand Targhee is an all season resort.

JACKSON HOLE MOUNTAIN RESORT is consistently ranked the #1 ski resort in the country. With more than 450" average snowfall, 12 lifts, 133 trails and 4,000+ ft. of vertical drop, it's not hard to see why. Located 34 miles from Teton Valley



JACKSON HOLE WYOMING also known as the Gateway to Yellowstone, is world renowned and home to the National Elk Refuge.



HOT AIR BALLOON RALLY A yearly event launched from the Teton Valley Fairground in Driggs Idaho, features several mornings of air balloon launches.



SNOWMOBILING

Experience some of Idaho's best snowmobile trails. With miles of groomed trails or access to back country powder, this is snowmobile heaven.



WORLD-CLASS FISHING on the area's rivers and lakes makes Teton Valley the envy of countless anglers every spring, summer and all.

ART GALLERIES & MUSEUMS

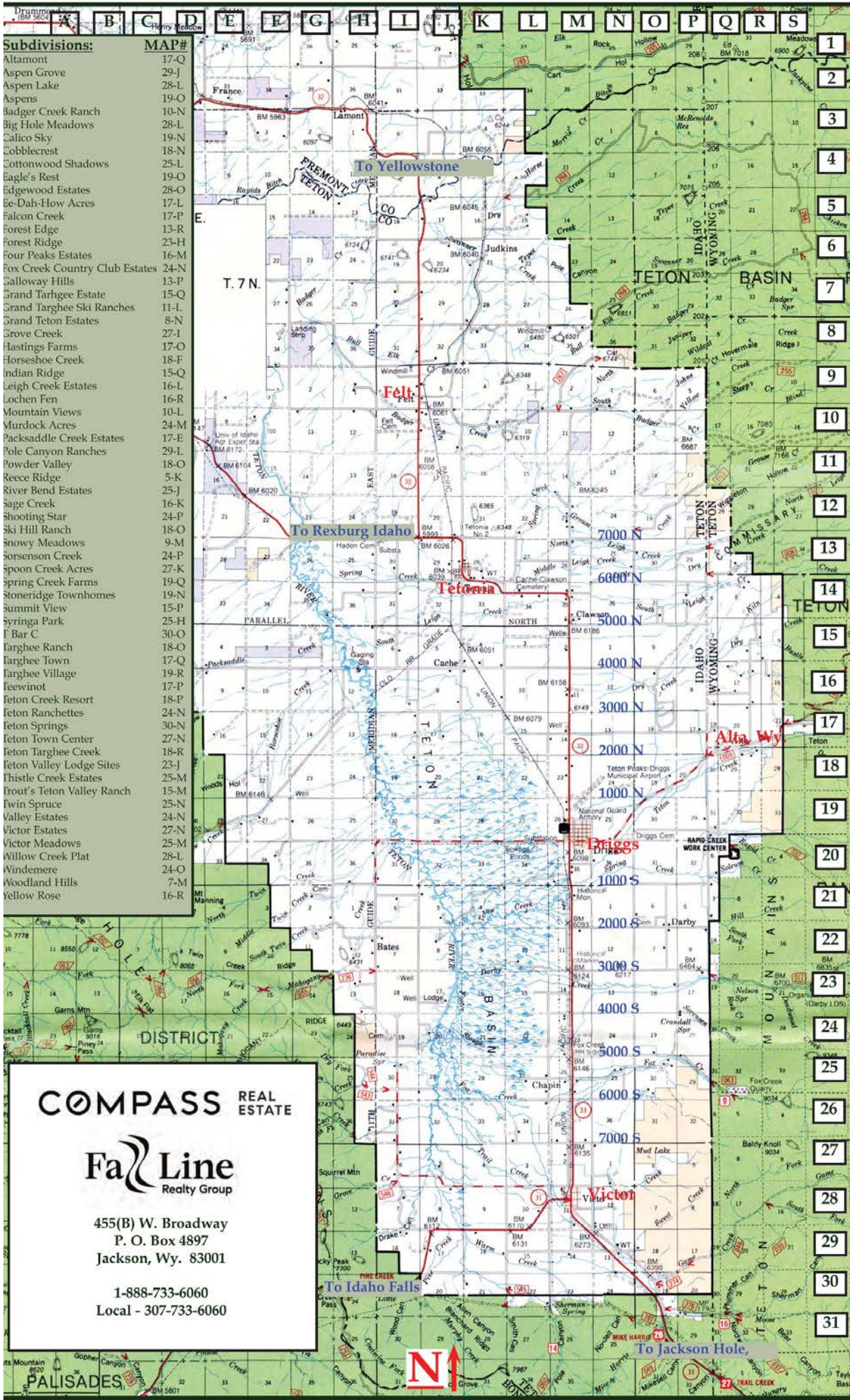
feature works from great western, to contemporary, too abstract artists.



GOLF Hit the links in Teton Valley for a relaxing way to spend time in the mountains. With 5 courses in close proximity, Teton Springs Resort & Club, Headwaters Golf Club, Teton Reserve, Tributary, Targhee Village, & Links at Teton Peaks your golf choices are diverse and easy to access.



Aviation enthusiasts dream. Located at the **DRIGGS-REED MEMORIAL AIRPORT**, Teton Aviation Center offers full service FBO, Scenic flights in the Teton Mountain Range, and a flight school. After a day floating amongst the clouds enjoy a bite at the Warbirds Café.



- Subdivisions:**
- Altamont 17-Q
 - Aspen Grove 29-J
 - Aspen Lake 28-L
 - Aspens 19-O
 - Badger Creek Ranch 10-N
 - Big Hole Meadows 28-L
 - Calico Sky 19-N
 - Cobblecrest 18-N
 - Cottonwood Shadows 25-L
 - Eagle's Rest 19-O
 - Edgewood Estates 28-O
 - 6e-Dah-How Acres 17-L
 - Falcon Creek 17-P
 - Forest Edge 13-R
 - Forest Ridge 23-H
 - Four Peaks Estates 16-M
 - Fox Creek Country Club Estates 24-N
 - Galloway Hills 13-P
 - Grand Targhee Estate 15-Q
 - Grand Targhee Ski Ranches 11-L
 - Grand Teton Estates 8-N
 - Grove Creek 27-I
 - Hastings Farms 17-O
 - Horseshoe Creek 18-F
 - Indian Ridge 15-Q
 - Leigh Creek Estates 16-L
 - Lochen Fen 16-R
 - Mountain Views 10-L
 - Murdock Acres 24-M
 - Packsaddle Creek Estates 17-E
 - Pole Canyon Ranches 29-L
 - Powder Valley 18-O
 - Reece Ridge 5-K
 - River Bend Estates 25-J
 - Sage Creek 16-K
 - Shooting Star 24-P
 - Ski Hill Ranch 18-O
 - snowy Meadows 9-M
 - Sorsenson Creek 24-P
 - Spoon Creek Acres 27-K
 - Spring Creek Farms 19-Q
 - Stoneridge Townhomes 19-N
 - Summit View 15-P
 - Syringa Park 25-H
 - T Bar C 30-O
 - Targhee Ranch 18-O
 - Targhee Town 17-Q
 - Targhee Village 19-R
 - Teewinot 17-P
 - Teton Creek Resort 18-P
 - Teton Ranchettes 24-N
 - Teton Springs 30-N
 - Teton Town Center 27-N
 - Teton Targhee Creek 18-R
 - Teton Valley Lodge Sites 23-J
 - Thistle Creek Estates 25-M
 - Trout's Teton Valley Ranch 15-M
 - Twin Spruce 25-N
 - Valley Estates 24-N
 - Victor Estates 27-N
 - Victor Meadows 25-M
 - Willow Creek Plat 28-L
 - Windemere 24-O
 - Woodland Hills 7-M
 - Yellow Rose 16-R

MAP#

A B C D E F G H I J K L M N O P Q R S

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COMPASS REAL ESTATE

FaLine Realty Group

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Jackson, Wy. 83001

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Local - 307-733-6060



Why Fall Line Realty Group

SERVICE AND EXPERIENCE:

- Fall Line Realty Group has been awarded for excellence 13 years running, most recently the 2022 - 2024 RealTrends Verified, top 1.5% of Real Estate Professionals in the nation, 2017–2023 Teton Valley Top Producers, and 2020-2023 #1 Sales Volume.
- Fall Line Realty Group offers a team approach which means that someone is always available.
- Our team offers over 60 years of collective experience in Jackson Hole, WY, Star Valley, WY, and Teton Valley, ID real estate; providing superior service, attention, and communication.
- We develop a custom, personalized strategy for every Buyer and Seller.
- We are knowledgeable in all markets including residential, resort properties, investment properties, vacant land and commercial/real estate development opportunities.
- As members of the Teton County Multiple Listing Service, we are able to show you all available properties in our area that meet your criteria.
- We offer access to the valley's oldest and most established appraisal company and the most comprehensive real estate database in the region.
- Fall Line Realty Group is an exclusive member of REALM, the first and only globally connected luxury real estate community. REALM leverages the collaborative insight of elite real estate professionals globally to match qualified buyers to properties.
- Fall Line Realty Group donates to multiple local non profit organizations and community events. Our Brokerage, Compass, reinvests in our local community regularly by supporting local non profits as well.

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Teton Pass



RealTrends Verified - Top 1.5% of Realtors in the Nation 2002 - 2024
2017-2023 Teton Valley Top Producer

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