

RENTAL INVESTMENT OPPORTUNITY

235 WARM SPRINGS AVE

BOISE, IDAHO 83712

SALE PRICE \$900,000

5 / \$180,000 / 5.57%



ANDREW BOESPFLUG

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OFFERING DETAILS



2

235 WARM SPRINGS AVE

PROPERTY ADDRESS

235 E Warm Springs Ave
Boise, ID 83712

PROPERTY TYPE

Two Story, Multifamily Investment

BUILDING SIZE

1,852 Square Feet

UNIT MIX

3 Short Term Rental Units
(2) Studio | (1) 1BD / 1BA

2 Long Term Rental Units
(1) Studio | (1) 1 BD / 1 BA

LOT SIZE

0.1 Acres / 4,356 SF

YEAR BUILT

1900

YEAR REMODELED

2005

ZONING

R-3D

NOI

\$50,144 (2025 Ann.)

CAP RATE

5.57%

SALE PRICE

\$900,000

UPDATED: 12.4.2025

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OFFERING HIGHLIGHTS

- Classic 5-unit multi-family on iconic Warm Springs Avenue in Boise's East End, offering rare small-scale density and character appeal.
- Prime walkable location near downtown, BSU, St. Luke's, the Greenbelt, parks, and shopping, ideal for both visitors and long-term tenants.
- Flexible income profile historically rented as 3 short-term Airbnb rentals plus 2 long-term units, diversifying cash flow and smoothing seasonality.
- Long & short-term rentals are fully managed by 3rd party property management company. If buyer wants to self-manage they could significantly increase cashflow.
- High-demand location creates strong renter and guest pull, with an excellent opportunity to target traveling nurses, hospital staff, and Airbnb guests.



3 235 WARM SPRINGS AVE

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APT 1 BEDROOM



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APT 1 BATHROOM



SHORT TERM RENTAL UNITS



APT 2 BEDROOM



APT 2 KITCHEN

APT 3 BEDROOM



SHORT TERM RENTAL UNITS



APT 3 LIVING ROOM

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APT 3 BATHROOM

5

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APT 4 LIVING ROOM



LONG TERM RENTAL UNITS



APT 5 BEDROOM



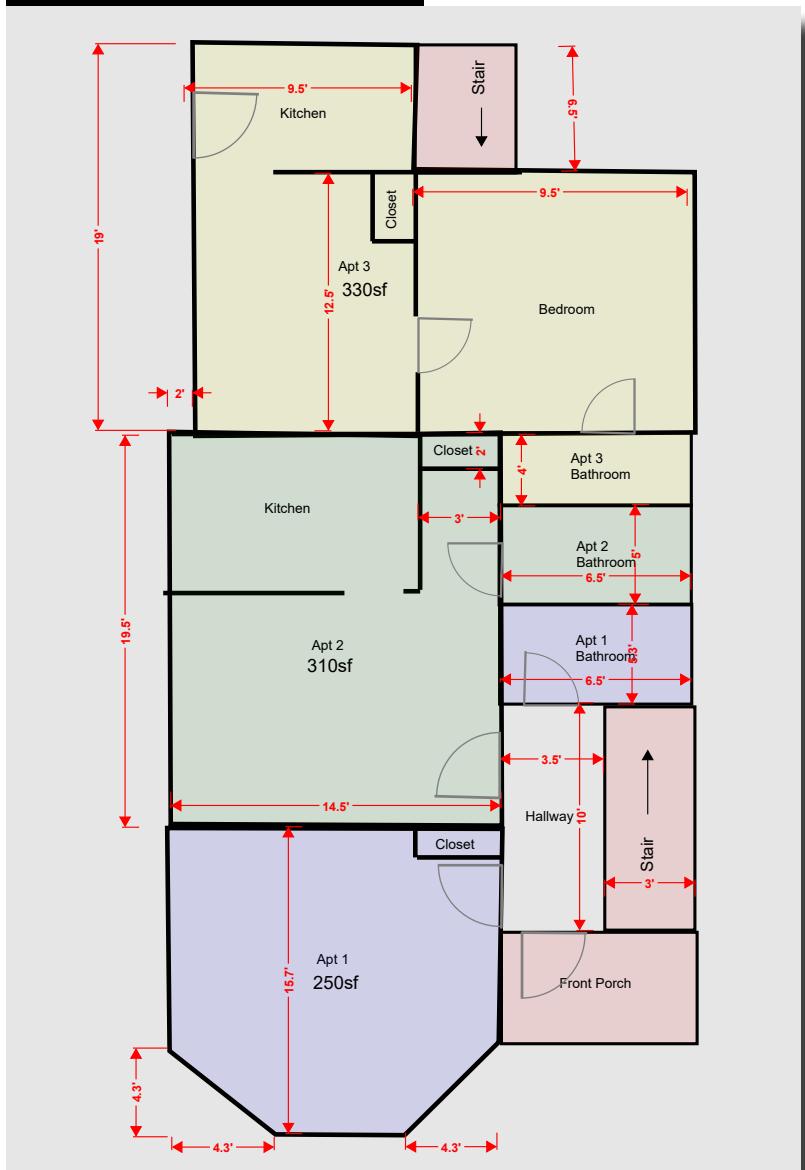
APT 4 BATHROOM



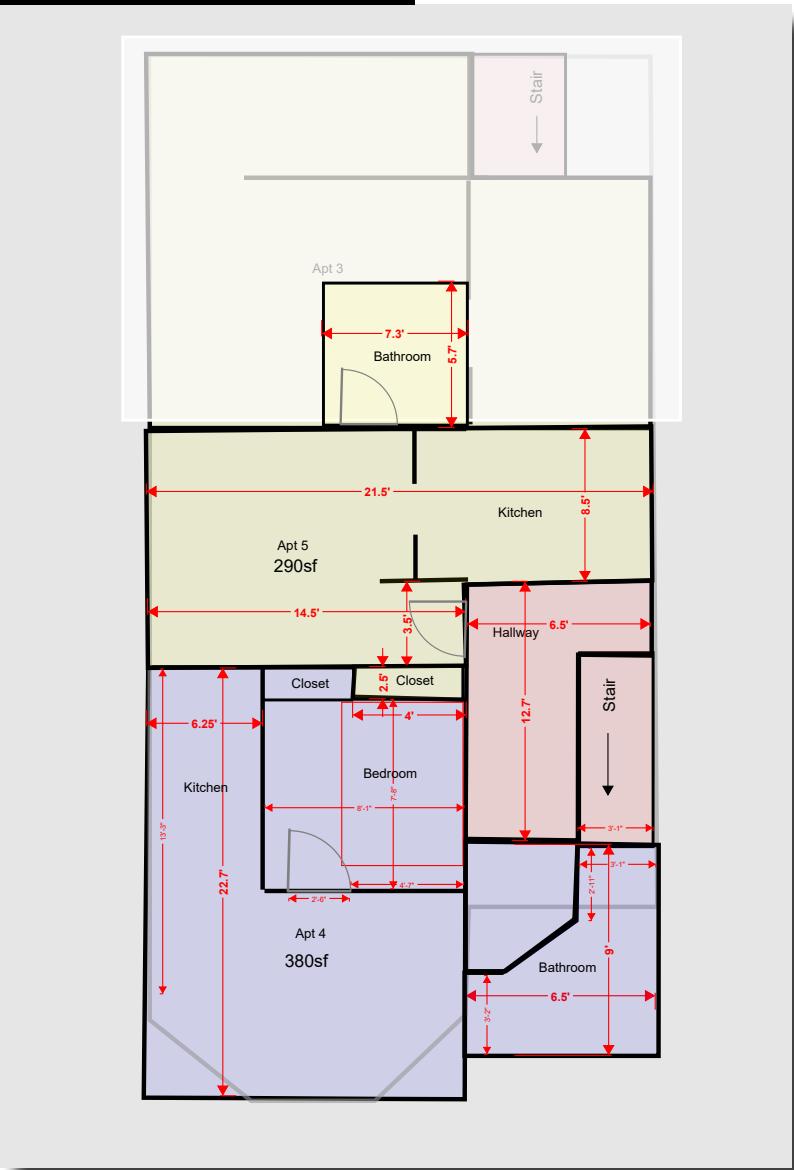
APT 5 KITCHEN

FLOOR PLAN

MAIN LEVEL



SECOND LEVEL





UNIT MIX SUMMARY

Unit #	Bd / Ba	SF	Rental Type
Unit 1	Studio	250 SF	Short Term
Unit 2	Studio	310 SF	Short Term
Unit 3	1 Bd / 1 Ba	330 SF	Short Term
Unit 4	1 Bd / 1 Ba	380 SF	Long Term
Unit 5	Studio	290 SF	Long Term



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HUB FOR EMPLOYERS



