

RENTAL INVESTMENT OPPORTUNITY

235 WARM SPRINGS AVE

BOISE, IDAHO 83712

SALE PRICE \$900,000

5 / **\$180,000** / **5.57%**
units / \$/unit / cap rate (2025 Ann.)

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COMMERCIAL



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OFFERING DETAILS

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



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.



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



APT 3 BATHROOM

APT 4 LIVING ROOM



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APT 4 BATHROOM



LONG TERM RENTAL UNITS

APT 5 BEDROOM

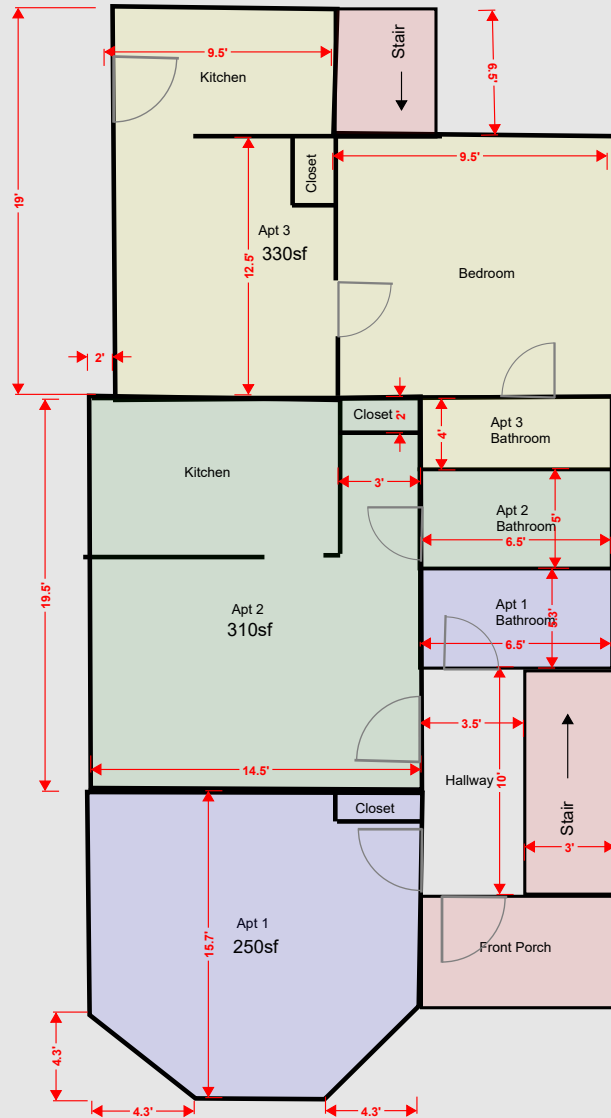


APT 5 KITCHEN

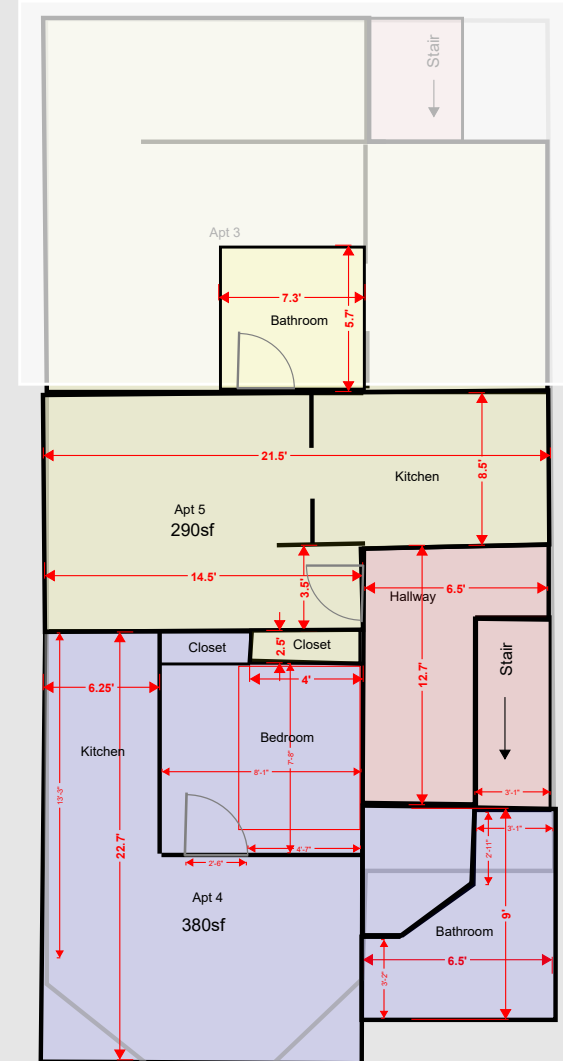


FLOOR PLAN

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

FULL
OFFERING
MEMORANDUM



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10 235 WARM SPRINGS AVE

UPDATED: 12.4.2025

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HUB FOR EMPLOYERS



