

# NORTH BOISE MULTI-FAMILY INVESTMENT COMMUNITY FOR SALE

4623 West Catalpa Drive, Boise, ID 83703



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC

**DREY CAMPBELL, PhD, CCIM**

Principal

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## PROPERTY DETAILS

**SALE PRICE** \$3,149,000

**SITE SIZE** 1.021 AC

**UNITS** 9

**PARKING** Yes - Onsite  
Parking

**ZONING** R-1C

**PARCEL** S0629314837

### UNITS

<b>UNIT 3824</b>	750 SF
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<b>UNIT 3828</b>	750 SF
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<b>UNIT 3832</b>	750 SF
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<b>UNIT 3836</b>	750 SF
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<b>UNIT 4623</b>	1,250 SF
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<b>UNIT 4625</b>	525 SF
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<b>UNIT 4627</b>	525 SF
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<b>UNIT 4629</b>	810 SF
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<b>UNIT 4631</b>	810 SF
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\*CONTACT AGENT FOR FINANCIALS





## EXECUTIVE SUMMARY

Lee & Associates is pleased to present a rare opportunity to acquire a fully stabilized, nine-unit portfolio (four duplexes and one A-frame house) situated on over one acre in highly desirable North Boise. This true turnkey asset features down-to-the-studs renovations in eight of the nine units. All major systems have been replaced, minimizing capital expenditure risk, including new electrical, plumbing, HVAC, water heaters, and premium interior finishes. All nine units are currently operating as stable long-term rentals, offering significant value-add potential.

### TRUE TURNKEY QUALITY

The comprehensive renovations went down-to-the-studs, providing the quality and lifespan of new construction without the development cost.

### GUARANTEED DURABILITY

Units feature low-maintenance, premium interiors including LVP flooring, quartz countertops, and new tile, reducing turnover and supporting tenant retention.

### BLUE-CHIP LOCATION

Located in one of Boise's most desirable submarkets, offering a large tenant pool and strong long-term appreciation.



**WELL-MAINTAINED  
GROUNDS**



**CLOSE PROXIMITY TO  
PARK AND BUS LINE**



**10 MINUTES FROM  
DOWNTOWN BOISE**



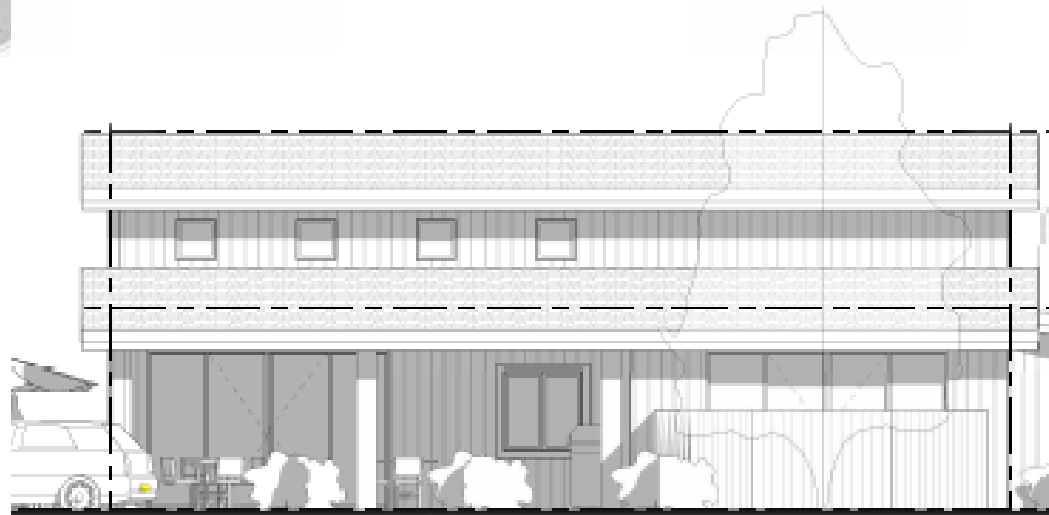


# UNIT OVERVIEW



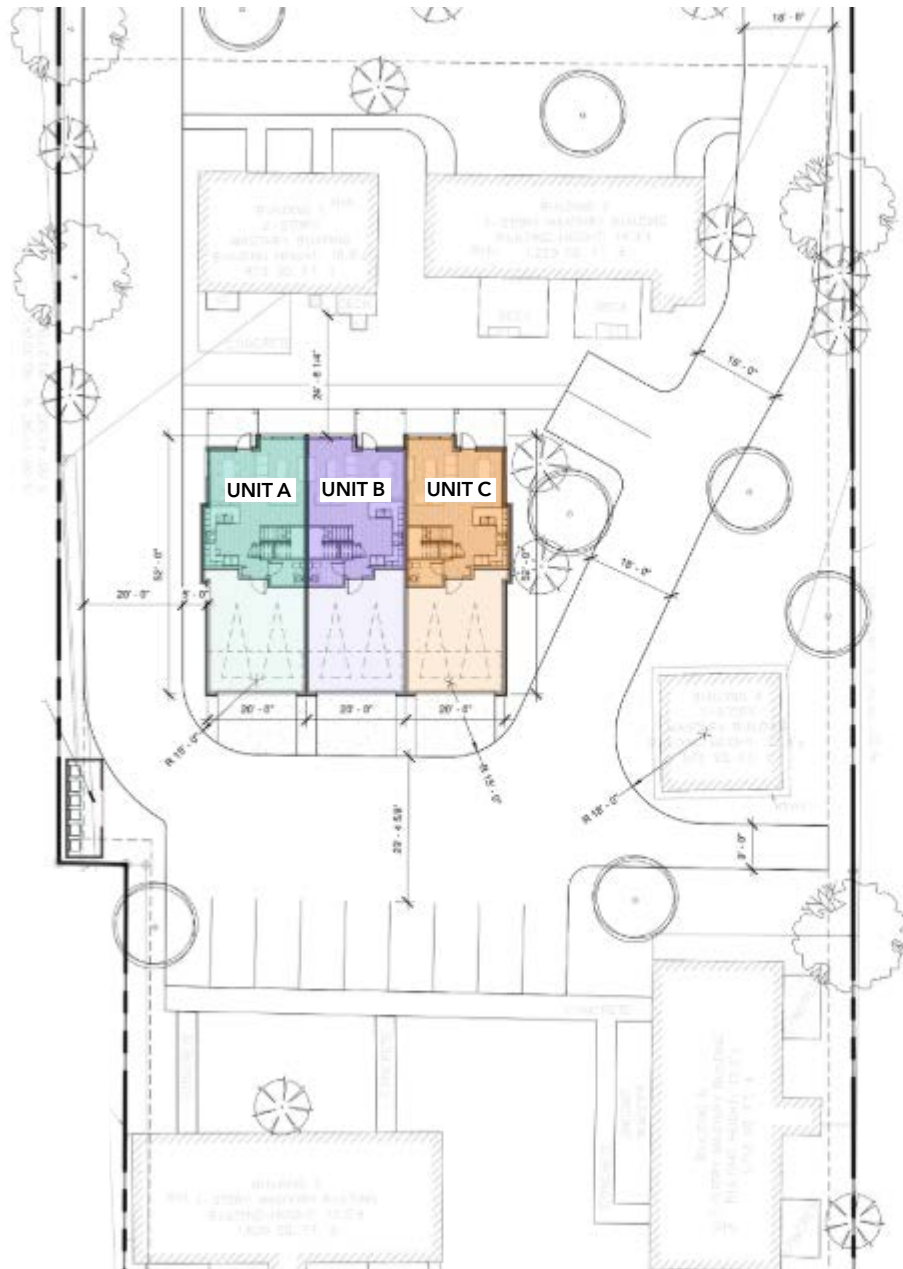
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## POTENTIAL AMENITY BLDG.

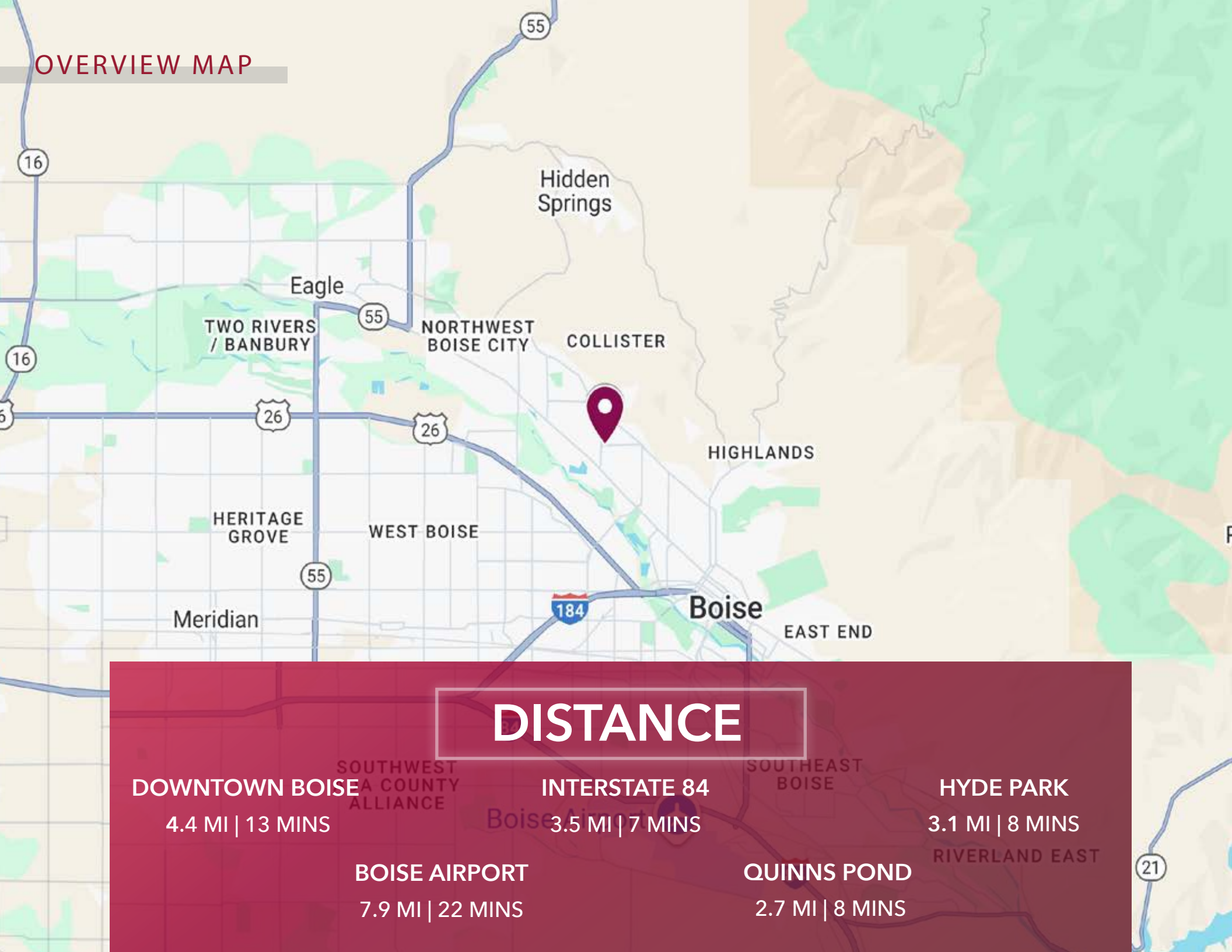




## POTENTIAL FOR ADDITIONAL UNITS



## OVERVIEW MAP



## DISTANCE

**DOWNTOWN BOISE**

4.4 MI | 13 MINS

**INTERSTATE 84**

3.5 MI | 7 MINS

**HYDE PARK**

3.1 MI | 8 MINS

**BOISE AIRPORT**

7.9 MI | 22 MINS

**QUINNS POND**

2.7 MI | 8 MINS



DUPLEX 4625 & 4627





DUPLEX 4629 & 4631





A-FRAME HOUSE





POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	45,887	161,928	292,317

INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$132,884	\$121,941	\$119,426

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	16,245	60,222	110,206

LABOR FORCE

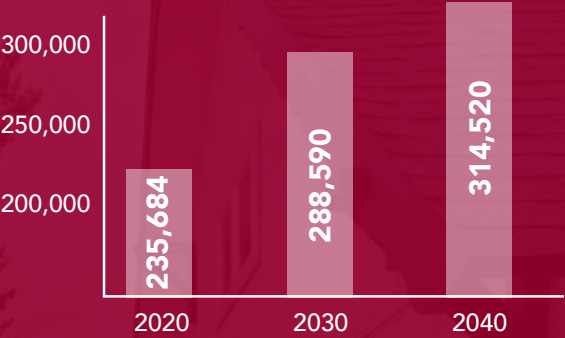
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	23,087	81,360	148,326

KEY EMPLOYERS

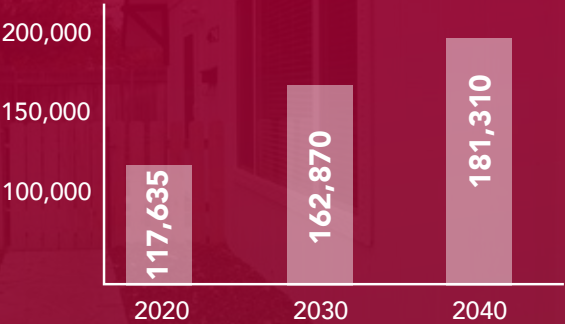
	# OF EMPLOYEES
Albertsons	273,000+
Micron Technology	31,400+
State of Idaho	26,100+
St Luke's Health Systems	12,825+
WinCo Foods	12,000+

GROWTH PROJECTION

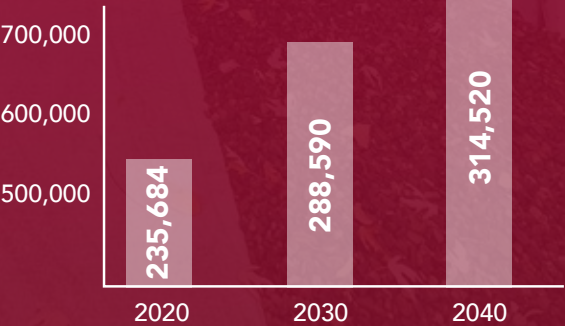
BOISE



MERIDIAN



ADA COUNTY





## AREA OVERVIEW

### **BOISE, IDAHO**

Boise, Idaho, is a dynamic city that serves as the state's capital and its largest metropolitan area. Nestled in the heart of the Treasure Valley, Boise is cradled by the Boise River to the south and the foothills of the Rocky Mountains to the north, offering residents and visitors alike a striking blend of urban sophistication and outdoor adventure. The city's downtown area is a vibrant hub, featuring a mix of modern architecture, historic buildings, and a thriving cultural scene with galleries, theaters, and a variety of restaurants and shops.

The mild climate and scenic landscapes make it a year-round destination for outdoor activities. Residents enjoy access to extensive trails for hiking and biking, particularly in the nearby Boise National Forest and along the Boise River Greenbelt, a 25-mile path that runs through the city. The Boise River itself is popular for fishing, kayaking, and summer float trips, contributing to the city's reputation as an outdoor enthusiast's paradise.

Boise is also known for its strong sense of community and high quality of life, often ranking highly in national surveys for livability, safety, and affordability. The city's welcoming atmosphere, combined with its scenic beauty and economic opportunities, has made it an increasingly popular destination for new residents and businesses alike.







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FOR MORE INFORMATION, PLEASE CONTACT

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