

# FOR SALE \$409,000.00

# INVESTMENT OPPORTUNITY

507 Main Ave. Twin Falls, ID 83301

## Downtown Twin Falls, Idaho - A Premier Investment Opportunity

Take advantage of the chance to own a multi-unit commercial property in the thriving downtown area of Twin Falls, Idaho. Situated at the corner of Main Avenue and Dierkes Street, this location offers excellent exposure. Designed to accommodate a single user or up to four units, this property presents an attractive investment opportunity, with potential for remodeling to maximize returns and capitalize on substantial growth prospects.

Don't miss this chance to make a strategic investment..

### PROFORMA OFFERING SUMMARY

#100:	\$18,000.00
#101:	\$18,000.00
#102:	\$9,000.00
#103:	\$9,000.00
#Basement:	TBA (\$100.00 monthly add on for tenants above)

### PROPERTY HIGHLIGHTS

- Built in 1955 Addition 1977
- 12,632 SF lot
- 100' SF of Retail Frontage on Main ave
- 125' SF of Retail Frontage on Dierkee St
- 2023 ITD: over 7,000 daily traffic count on US 30

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### REHAB SUMMARY

Purchase :	\$409,000.00
Seller Roof credit:	-\$30,000.00
New Roof:	(\$30,000.00)
Exterior Rehab:	\$25,000.00
Interior common area:	\$10,000.00
Total Investment:	\$449,000.00
NOI:	\$54,000.00
Cap Rate:	12.02%

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