

For Sale  
Mixed Use Building/Laundry Mat Business

**NAI**Black



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## 606 & 616 E Mullan Avenue

Osburn, Idaho 83849

### Property Description

**606 E Mullan Ave** - Warehouse / 2,300± SF

**616 E Mullan Ave** - Retail / Offices / 11,217± SF

1- (3BD x 1 BA) Apartment

Year Built: 1938/ Renovated- 1970

Zoning: Commercial

Lot Size: 0.46 Acres

Laundry Revenues: \$13,206/YR/2024



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Gross Rental Income From Real Estate = \$23,940/YR

All Commercial Leases Are Month-to-Month

Contact Listing Broker for more additional details

**Sale Price: \$650,000**

For more information

**James Black III, CCIM**

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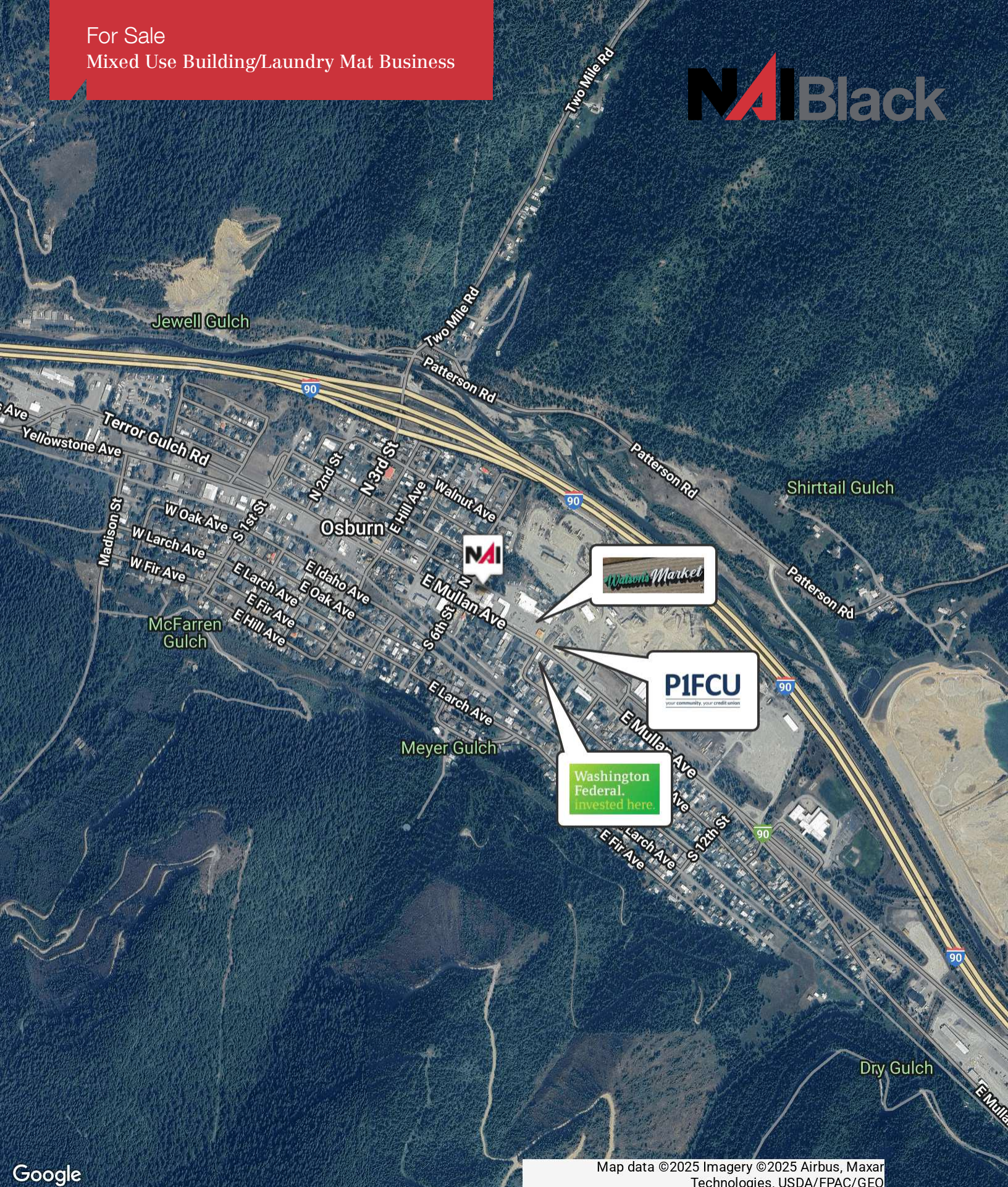
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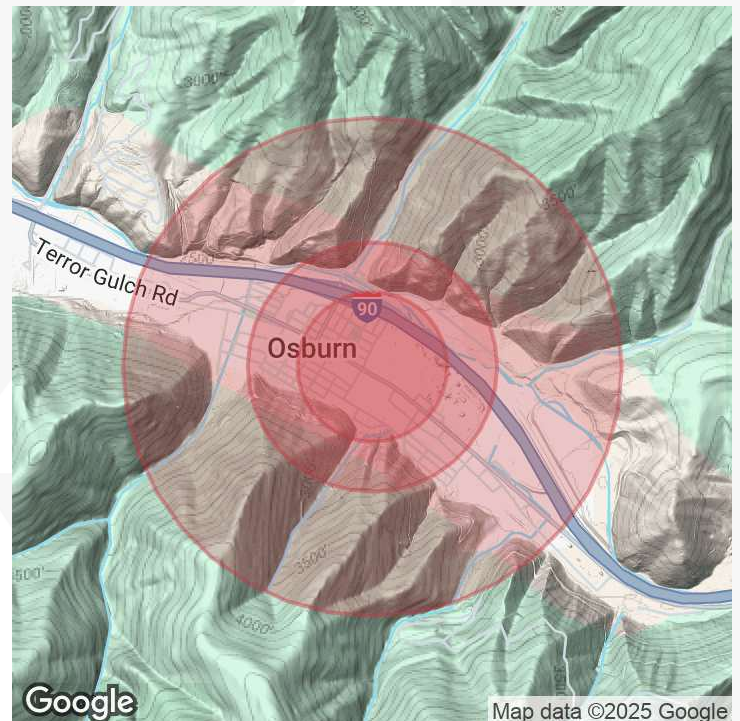
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	401	904	1,449
Average Age	44	45	45
Average Age (Male)	44	44	44
Average Age (Female)	45	45	45

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	185	413	659
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$73,977	\$70,114	\$69,967
Average House Value	\$207,771	\$205,195	\$205,603

Demographics data derived from AlphaMap



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