

MLS Number: MI2179712A (Active) List Price: \$4,449,000 (43 Hits)

350 E E Street IDAHO FALLS, ID 83402



Days on Market: 6
Original List Price: \$4,449,000
Style/Design: Other-See Remarks
Total # Units: 27
Bedrooms: 27
Bathrooms: 27
Total Half Baths: 0
Total Baths: 27
Handicap Access: No
Apx Year Built: 1948
Apx Total SqFt: 22578
Off Street Parking: 28
Total # Garage Stalls: 0.00

Unit #:
County: Bonneville
Sub Area: CENTRAL IDAHO FALLS
Subdivision: RAILROAD ADDITION-BON
Elementary School: HAWTHORNE 91EL
Middle School: EAGLE ROCK 91JH
High School: IDAHO FALLS 91HS
Zoning-General: IF CENTRAL COMMERC
Zoning-Specific: IDAHO FALLS-CC-CENTRAL COMMERC

Legal Description: 13,692 SQ FT LOTS 9-11, BLOCK 7 & E 30 FT LOT 8, BLOCK 7

Lot Size (Apx SqFt): 17859

Apx Acreage: 0.41

Flood Plain: N

Frontage: 127

Depth: 140

LID (Local Improvement District): No

Cvnts: Topo: **Location:** Interstate Exit/Access, Near Green Belt, Near Mall/Shop, Near Park, Near Public Bus Stop, Near No Level Site Bus Stop, Near Stream/River

SptcFee:
\$0.00

Parcel #: RPA1980007008B

Taxes: 24599.00

Tax Year: 2024

Tax Status: Not Exempt

Assoc Fee \$:

Association Fee Includes:

HOA: No

HOA Paid:

HOA Fee Amount:

Senior Community: No

Short Term Rental: Yes

Winter Access: Yes

	# Units	Bedrooms	Baths	Apx SqFt	Rent/Mo		# Units	Bedrooms	Baths	Apx SqFt	Rent/Mo
Style 1	23	1	1	590	1100	Style 2	2	1	1	400	995
Style 3	1	1	1	375	950	Style 4	1	1	1	3014	1700
Style 5	0	0	0	0	0	Style 6	0	0	0	0	0

Abv Grade SqFt: 15909

Blw Grade SqFt: 6669

Gross Monthly Rent: 29105.00

Actual Annual Rent:

Style 1: Ceiling Fan(s), Dishwasher, Microwave, Newly Renovated, Refrigerator, Security System, Separate Storage, Stove

Style 2:

Style 3:

Style 4:

Style 5:

Style 6:

Construction/Status: Existing-Fully Updated
Exterior-Primary: Stucco
Exterior-Secondary:
Heat Source/Type: Heat Pump, Mini Split
Air Conditioning: Mini Split
Foundation: Concrete Perimeter
Roof: Membrane
Water: Public
Sewer: Public Sewer
Provider/Other Info: Idaho Falls Power

Basement: Full
Utilities: Separate Power Meters, Separate Heat, Common Water Heaters
Amenities: Additional Storage, Common Laundry, Laundry Included, Off Street Parking
Landscaping: Concrete Curbing, Outdoor Lighting
View:
Driveway Type: Asphalt, Concrete
Owner Pays: Common Area Maintenance, Insurance, Grounds Care, Snow Removal
Tenant Pays: Cable TV, Electricity, Sewer, Trash Collection, Water

Inclusions: 4 commercial washers; 4 commercial dryers; 4 150 gal water heaters; replacement parts and fixtures ~\$10,000; maintenance tools ~\$2000; Supplies and materials ~\$3000

Exclusions:

Public Info: Wellington Manor is a fully renovated 27-unit asset in downtown Idaho Falls, one block from the Riverwalk, with stylish studios and 1-bedrooms designed for long-term renters, traveling nurses, and remote workers. Renovated in 2022 with 9' ceilings, sound-dampened walls, LED lighting, secured access, and efficient systems, this property offers low-maintenance operations. Every tenant enjoys high-speed fiber internet, free laundry, assigned parking, and individual storage. Strong rental demand and scarce downtown inventory support steady performance, with high-credit tenants in place. Walkable to the Museum of Idaho, dining, farmers market, bars, shops, and the public library. Rare opportunity for investors seeking a stable 1031 exchange or portfolio addition. Rent roll and cap rate available. Sister property nearby also available. Parcels RPA1980007009A & RPA1980007008B

Private Info: Call or text the listing agent at 208-521-1406 for a 3-D tour, offering memo, rent rolls, and T-12. Wellington Manor is extensively remodeled with new electrical, plumbing, and high-end finishes throughout. Interiors feature luxury vinyl plank flooring (20-mil wear layer), upgraded carpet, semi-gloss paint on walls and trim for easy maintenance, and solid ¾-inch birch cabinetry (no particle board). Kitchens include quality wood fronts, and bathrooms feature subway-tiled showers. Property improvements include new low-E windows, a camera security system, and added sound-dampening. Four new water heaters, stabilized occupancy, and a utility structure where tenants pay their share of water/sewer/trash through the city. Seller covers house electric only. Strong, turnkey asset in the heart of Idaho Falls.

Driving Directions Beginning At: -

Owner Name: Slicemaster LLC

Occupant/Contact 1 Name:

Occ/Cntct Phn:

Occ/Cntct Phn2:

Contract Type: Exclusive Right to Sell

Occ/CntctNm2:

KeyBxType: None

KeyBxTime:

KeyLocatn: OWNER

Fxr Uppr: No

Builder: Sign: No

Agent Owned: No

Buyer Exclusions: No

Distressed Property: Not Applicable

Showing Instructions: 24 Hour Notice

Possession: At Closing

Terms: Cash, Conventional, 1031 Exchange

Pending Date:

Estimated Closing Date:

VOW AVM: No

VOW Comments: No

List Date: 9/21/2025

Expire Date: 9/30/2026

Display on Internet: Yes

Display Address: Yes

Delayed Marketing Exempt Listing: No
Co-List Office:

Delayed Marketing End Date:

Co-List Agent:

Listing Office: Armstrong Flinders and Associates (#:206)
Main: (801) 375-1075
Fax:

Listing Agent: Matthew Flinders (#:2)
Agent Email: matthew.flinders@gmail.com
Contact #: (208) 521-1406

Information Herein Deemed Reliable but Not Guaranteed