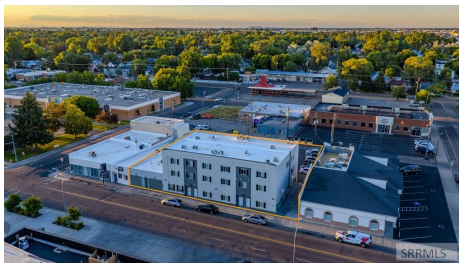


MLS Number: MI2179712A (Active) List Price: \$4,449,000 (43 Hits)

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: No
Topo: Level
Location: Interstate Exit/Access, Near Green Belt, Near Mall/Shop, Near Park, Near Public Bus Stop, Near 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-bedroom 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/CntctNm2:****Occ/Cntct Phn2:****Contract Type:** Exclusive Right to Sell**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

Delayed Marketing End Date:

Co-List Office:

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