

MLS Number: MI2179396A (Active) List Price: \$2,800,000 (50 Hits)

488 D Street IDAHO FALLS, ID 83402



**Days on Market** 21  
**Original List Price:** \$2,800,000  
**Style/Design:** All Units in One Building  
**Total # Units:** 16  
**Bedrooms:** 16  
**Bathrooms:** 16  
**Total Half Baths:** 0  
**Total Baths:** 16  
**Handicap Access:** No  
**Apx Year Built:** 1915  
**Apx Total SqFt:** 12300  
**# Off Street Parking:** 22  
**Total # Garage Stalls:** 0.00

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

**Legal Description:** LOTS 7- 8, W 31 FT LOT 9, BLOCK 11**Lot Size (Apx SqFt):** 17424**Apx Acreage:** 0.4**Flood Plain:** N**Frontage:** 125**Depth:** 389**LID (Local Improvement District):** Unknown**Cvnts:** **Topo:** Level, River No Front**Location:** Interstate Exit/Access, Near Mall/Shop, Near Park, Near Public Bus Stop, Near Stream/River, Near University/College**SptcFee:** \$0.00**Parcel #:** RPA1980011007A**Taxes:** 13560.00**Tax Year:** 2024**Tax Status:** Not Exempt**Assoc Fee \$:****Association Fee Includes:****HOA:** No**HOA Paid:****HOA Fee Amount:****Senior Community:****Short Term Rental:** Yes**Winter Access:** Yes

	# Units	Bedrooms	Baths	Apx SqFt	Rent/Mo		# Units	Bedrooms	Baths	Apx SqFt	Rent/Mo
Style 1	0	0	0	0	0	Style 2	0	0	0	0	0
Style 3	0	0	0	0	0	Style 4	0	0	0	0	0
Style 5	0	0	0	0	0	Style 6	0	0	0	0	0

**Abv Grade SqFt:** 12300**Blw Grade SqFt:** 0**Gross Monthly Rent:** 17961.00**Actual Annual Rent:** 215534.00**Style 1:** Ceiling Fan(s), Dishwasher, Microwave, Newly Renovated, Refrigerator, Security System, Separate Storage, Stove**Style 2:** Dishwasher, Dryer, Microwave, Newly Renovated, Refrigerator, Security System, Separate Storage, Stove**Style 3:** Dryer, Microwave, Newly Renovated, Refrigerator, Security System, Separate Storage, Stove, Washer, Other-See Remarks**Style 4:****Style 5:****Style 6:****Construction/Status:** Brick**Exterior-Primary:** Brick**Exterior-Secondary:****Heat Source/Type:** Mini Split**Air Conditioning:** Heat Pump, Mini Split**Foundation:** Concrete Perimeter**Roof:** Membrane**Water:** Public**Sewer:** Public Sewer**Provider/Other Info:** Idaho Falls Power**Basement:** Crawl Space, Finished, Partial**Utilities:** Separate Power Meters, Common Water Heaters**Amenities:** Additional Storage, Common Laundry, Laundry Included, Off Street Parking, Sidewalks**Landscaping:** Established Lawn, Established Trees, Flower Beds, Outdoor Lighting, Sprinkler-Auto, Sprinkler System-Full**View:****Driveway Type:** Asphalt**Owner Pays:** Common Area Maintenance, Insurance, Grounds Care, Electricity, Snow Removal**Tenant Pays:** Cable TV, Electricity, Sewer, Trash Collection, Water**Inclusions:** 2 washers 2 dryers. 4 fully furnished studio - leather sofa with double recliners, 65 in flat panel HD tv, dining room table and chairs, bed and luxury mattress, all appliances. 6 storage units.**Exclusions:**

**Public Info:** Introducing The Chicane Apartments: Your Ticket to downtown living in the Heart of Idaho Falls! Imagine owning a pristine, fully-renovated apartment complex in one of the nation's fastest-growing cities! The Chicane Apartments, located at 488 D St. in Idaho Falls, Idaho, offers you that unique opportunity. Situated in the bustling downtown area, this property is your gateway to a thriving urban lifestyle and a lucrative investment. Experience the perfect blend of residential spaces in this high-visibility location, with great convenience and accessibility. Just one block away, you'll find the Riverwalk Park, nestled alongside the stunning Snake River in the heart of downtown Idaho Falls, brimming with all the attractions, entertainment, and amenities you could ever want. This exceptional offering is the ultimate investment for investors and 1031 exchange buyers alike. Seize the chance to own a low maintenance, and fully renovated apartment complex set up to provide good stable returns. And with the local market expected to see demand outstrip supply for the next 5-10 years, the upside potential for you as the new owner looks very positive! Don't let this opportunity pass you by. Own in the downtown with The Chicane Apartments. Call for offering packet, and 3-D tour links.

**Private Info:** Call or text 208-521-1406 for 3-D tour Roof membrane Plumbing - all new. Didn't replace sewer mains, but scoped Electrical all new. 4 120 gal hot water tanks High end LVP - 20 mil. 55 weave on pile carpet. (Most apartments have 15) Paint - semi on walls & trim - easier to maintain. Kitchens - not particle board. 3/4 inch all the way around with birch fronts. Butcher block counter tops. Subway tile on all showers (8ft) instead of an insert. Appliances - frigid air. 10 camera security system 4 extra parking spots so 20 spaces Windows double pane low e. Exterior all repainted. Insulation - 13 inch masonry R34 on exterior walls. r-19 on ceilings and floors. Top floor r-30-50 Interior walls are insulated for sound dampening. Basically the only thing not redone is the shell. Likely to not have any maintenance for a long time. Seller pays -house electric. water heaters (4)washers dryers (2 of each) Sewer for laundry only. Internet for Internet for security system City breaks down trash, sewer, water and lets tenants pay a portion.

**Driving Directions Beginning At:** W Broadway Street Exit east to Memorial. Turn left and go north to D Street. Turn Right to 488**Owner Name:** ALBATROSS VENTURES LLC**Occupant/Contact 1 Name:****Occ/Cntct Phn:****Occ/CntctNm2:****Occ/Cntct Phn2:****Contract Type:** Exclusive Right to Sell**KeyBxType:** None**KeyBxTime:** CBS**KeyLocatn:** OTHER**Fxr Uppr:** No

<b>Builder:</b>	<b>Sign:</b> No	<b>Agent Owned:</b> No	<b>Buyer Exclusions:</b> No
<b>Distressed Property:</b> Not Applicable			
<b>Showing Instructions:</b> Call Listing Office			<b>Possession:</b> At Closing
<b>Terms:</b> Cash, Conventional, 1031 Exchange	<b>Pending Date:</b>	<b>Estimated Closing Date:</b>	<b>VOW AVM:</b> Yes <b>VOW Comments:</b> Yes
<b>List Date:</b> 9/5/2025	<b>Expire Date:</b> 9/30/2026	<b>Display on Internet:</b> Yes	<b>Display Address:</b> Yes
<b>Delayed Marketing Exempt Listing:</b> No		<b>Delayed Marketing End Date:</b>	
<b>Co-List Office:</b>		<b>Co-List Agent:</b>	
<b>Listing Office:</b> Armstrong Flinders and Associates (#:206)		<b>Listing Agent:</b> Matthew Flinders (#:2)	
<b>Main:</b> (801) 375-1075		<b>Agent Email:</b> <a href="mailto:matthew.flinders@gmail.com">matthew.flinders@gmail.com</a>	
<b>Fax:</b>		<b>Contact #:</b> (208) 521-1406	
Information Herein Deemed Reliable but Not Guaranteed			