TOK COMMERCIAL

NAMPA TOWNHOMES

1907 RAILROAD ST, NAMPA | IDAHO 83687

SALE PRICE $770,000

4	$192,500	$163
units	$/unit	$/SF

3 bedroom / 1.5 bath units (1,179 SF)

MOSES MUKENGEZI
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OFFERING DETAILS

PROPERTY ADDRESS	907 S Railroad St | Nampa, ID 83712
PROPERTY TYPE	Two Story Townhomes
BUILDING SIZE	4,716 Square Feet
UNIT MIX	Four units: 3 bedroom | 1.5 bathrooms
LOT SIZE	0.38 Acres
YEAR BUILT	2004
NEW ROOF	2024
ZONING	R-D
PARKING	Uncovered
PARCEL	HOA with common parking
LEASE TERM	Month to Month
CURRENT RENT	$975/mo
MARKET RENT (est)	$1,500/mo

UPDATED: 9.9.2026

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OFFERING HIGHLIGHTS

- Significantly below market rents. Rents are month-to-month and can be increased with 30 days' notice. The most recent increase was effective March 1, 2026.
- Value Add Opportunity: Strong rental demand in a growing Nampa submarket.
- Large 3 bedroom units attractive to families. Fully fenced, back yards.
- Each unit includes its own washer and dryer appliances.
- Convenient access to I-84, downtown Nampa, and nearby amenities.
- Boise metro occupancy rates remain above 95%. New construction starts are down 60%+ from peak.

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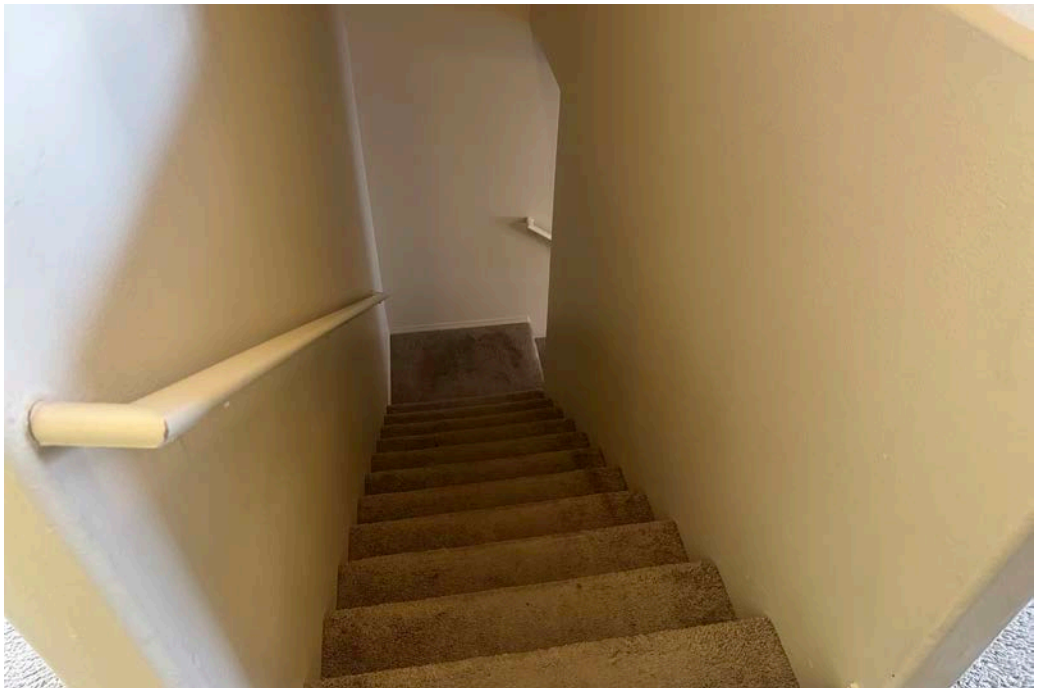

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POPULATION	TOTAL HOUSEHOLD EXP.	AVG. HOUSEHOLD INC.
94,327	**$3.31B**	**$92,566**
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