

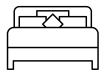
# 310 E CENTER STREET POCATELLO, ID 83201

HISTORIC MIXED-USE OPPORTUNITY

## PROPERTY FEATURES



47,000 sqft



42 Residential  
Apartments



6 Commercial  
Spaces



80+  
Walk Score



5.9% Cap  
Rate (T12)



Mixed-Use  
(Multifamily +  
Retail)

## THE OPPORTUNITY

310 E Center Street, also known as Leonard's Apartments, is a 1915 mixed-use building in the heart of downtown Pocatello.

It offers a rare blend of cash flow, redevelopment potential, and location-driven demand.

OFFERED AT: \$1,890,000

# INVESTMENT OVERVIEW

We are offering an opportunity to acquire or partner in the operation of a high-potential, mixed-use asset in the heart of Pocatello's historic district. With 42 residential units and 6 ground-floor commercial spaces, 310 E Center Street is cash-flowing today and offers a flexible layout ideal for conversion to transitional housing or sober living programs.

- Offering Type: Sale or strategic partnership (ownership interest retained)
- Property Type: Mixed-Use (Multifamily + Retail)
- Unit Count: ~42 residential, 6 retail
- Gross SF: ~47,000 (includes 16,000+ SF unfinished basement)
- 2024 NOI: \$118,338 | T12 NOI: \$110,846
- Asking Price: \$1,890,000 (5.9% cap based on T12)

# IDEAL FOR MISSION-ALIGNED EXPANSION

We believe this building is perfectly suited for groups operating within the sober living, transitional housing, or behavioral health space. Why?

- Proximity to ISU: Demand from students + underserved housing segments
- Flexible Layout: One-bed units easily converted to per-bed model
- Basement Potential: 16,000 SF for shared community space, programming, or beds
- Zoning + Location: Downtown walkable, transit-accessible, close to services

# STRUCTURE OPTIONS

We are open to:

- Outright Sale to an aligned operator
- Partnership where we retain ownership and you run operations
- Master Lease Model with long-term operating agreement
- JV Structure with equity share and long-term mission alignment

# UNLOCK THE POTENTIAL OF A HISTORIC MIXED-USE GEM IN DOWNTOWN POCATELLO



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