

MOSCOW IDAHO MULTIFAMILY

MULTI-FAMILY INVESTMENT

319 East 6th Street, Moscow, Idaho 83843



NEWMARK
MOUNTAIN WEST

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TABLE OF CONTENTS

03 Investment
Summary

04 Property
Overview

05 Area Map

06 Demographics

07 About Newmark
Mountain West

INVESTMENT SUMMARY

PROPERTY DETAILS:

Rare opportunity to purchase a highly sought after student apartment located blocks from the University of Idaho campus. This property boasts excellent historical occupancy at below market rents. This well-maintained property has been under the same ownership for many years. Seller is liquidating their multifamily portfolio in Moscow. Great

chance for a new investor to add value through improvements and rent increases. Current rents are below market. Other available properties include a 6 plex at 319 E 6th Street and a 5 plex at 115 Asbury.

Square footage provided is estimated. Buyer to verify square footage.

PURCHASE PRICE

\$1,020,000.00

PRICE PER SF

\$168

CAP RATE

5.25%

PROPERTY ADDRESS	319 East 6th Street, Moscow, Idaho 83843	YEAR BUILT	1970
GROSS LEASABLE AREA	6,066 SF	OCCUPANCY	100%
LAND SIZE	0.17 AC	AMENITIES	Public Sewer Srvc, Public Water Supply
NUMBER OF UNITS	6	MONTHLY GROSS RENTS	\$4,465.00
UNIT BED/BATH	2/1	ANNUAL GROSS INCOME	\$53,580.00
AVERAGE UNIT SIZE	1,011 SF (Approx.)	24/25	

PROPERTY OVERVIEW

LOCATION:

319 East 6th Street
Moscow, Idaho 83843

LAND AREA:

Name consists of one (1) parcels totaling approximately 0.17 acres

BUILDING AREA:

The subject property consists of one (1) residential building totaling approximately 6,066 SF of gross leasable area

TRAFFIC COUNTS:

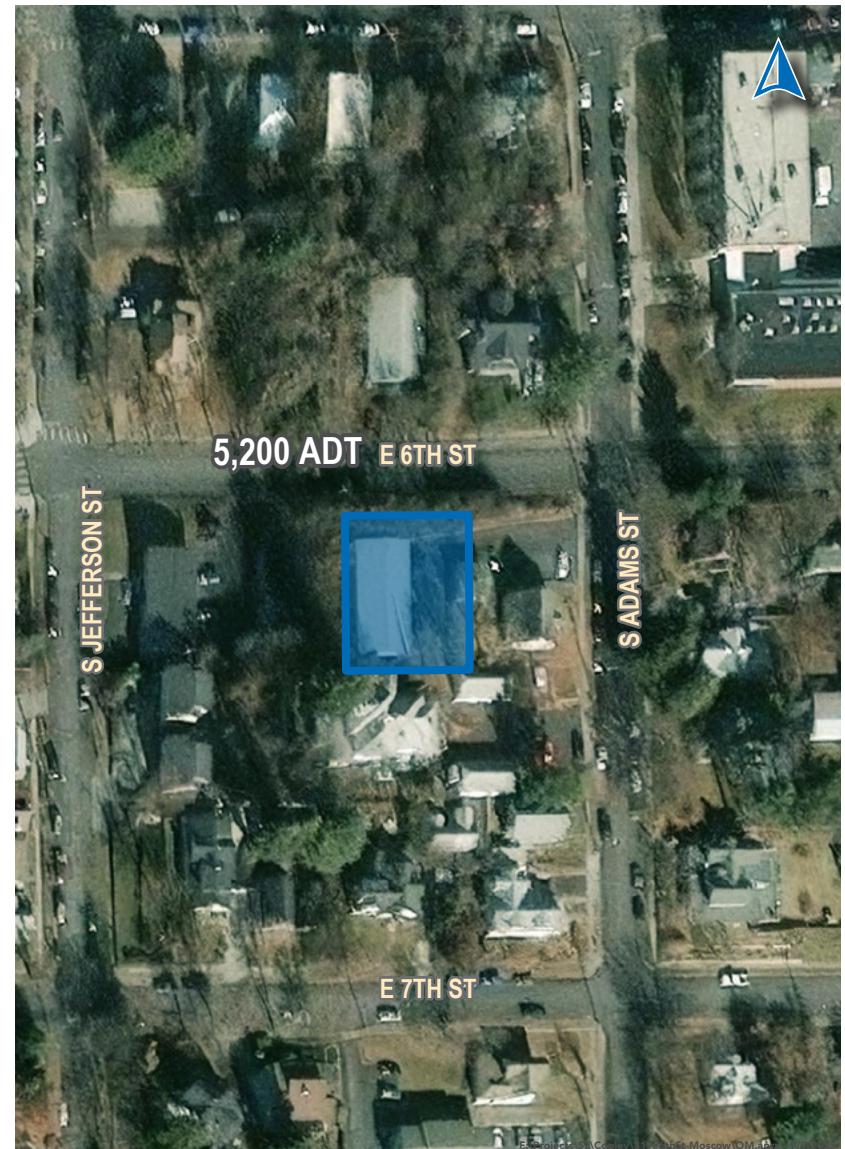
E 6th St - 5,200 cars/day

FEATURES:

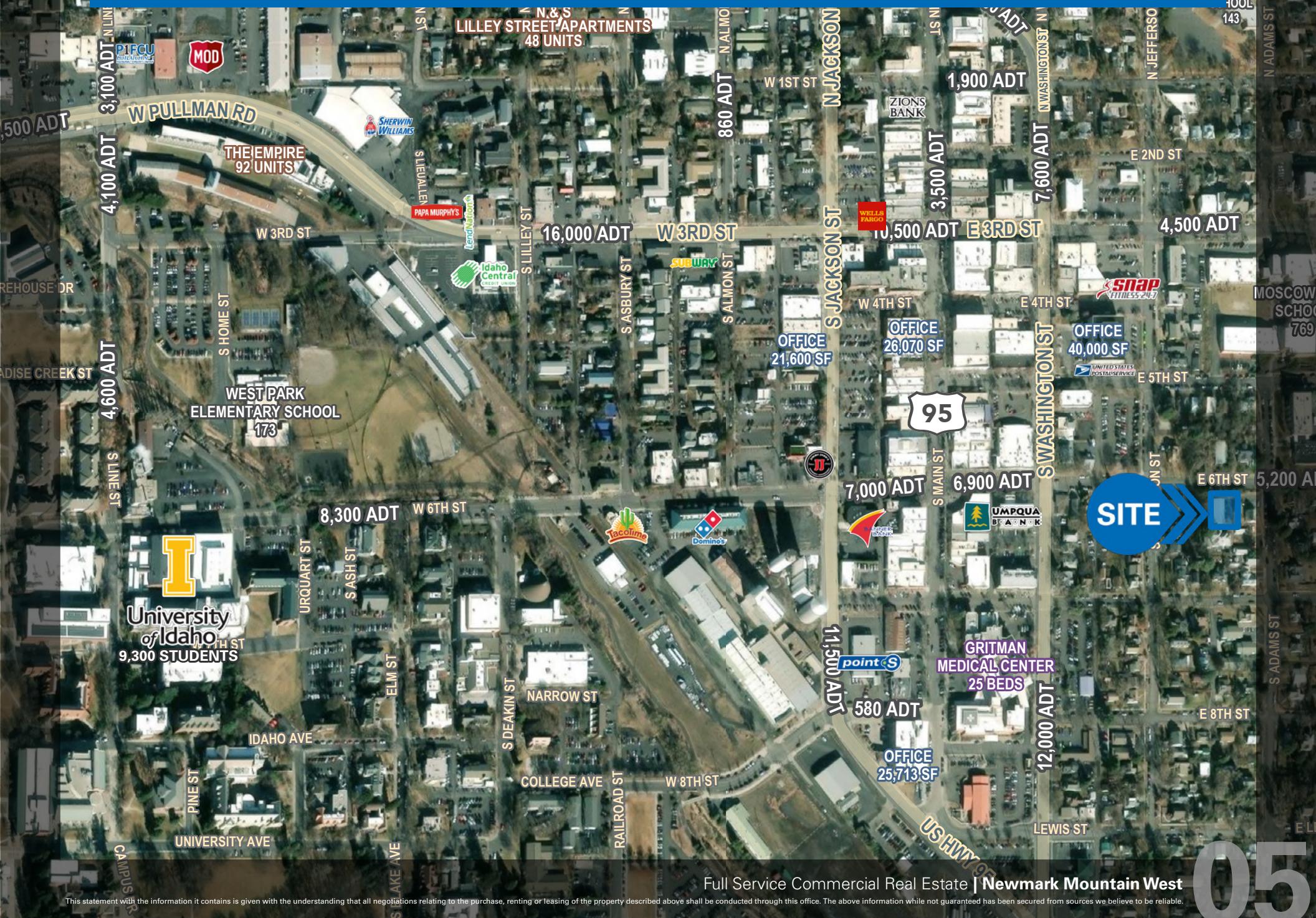
On site coin operated resident laundry and storage

LAND OVERVIEW

APN #	ACRES	SF
RPM060000 3011B	0.17	6,066



AREA MAP



2025 DEMOGRAPHICS





Newmark Mountain West embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.



25,823
TRANSACTIONS COMPLETED



227.6+
MILLION
SF TRANSACTED



\$28.0+
BILLION
TRANSACTIONS COMPLETED



277,509
ACRES TRANSACTED



\$8.5+
BILLION
INVESTMENT TRANSACTIONS



49
STATES WITH
COMPLETED TRANSACTIONS

CONFIDENTIALITY & DISCLOSURE

Newmark Mountain West has been retained on an exclusive basis to market the property described as 319 East 6th Street, Moscow, Idaho 83843. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information

that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



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