



6654 Stephens St Bonners Ferry Idaho 83805
MLS #: 24-6507

Investor opportunity, 12 unit apartment complex with updated interiors. This unit is located in Bonners Ferry and has great occupancy history with an incredible NOI. Very well maintained and almost completely occupied currently. The four upstairs units have all be recently converted (permitted work) from one bedrooms to two bedrooms. Grow your investment portfolio with this awesome opportunity.

Agent/Agency Information

Listing Member: Evan Cofer 208-786-2876 evan@ladderrealestate.com

Listing Office: Keller Williams Realty Coeur d'Alene 208-667-2399

General Property Description

Building Style:	Multi Level	Realtor.COM Type:	Multi-Family
Basement:	No	Total SqFt.:	0
Lot Acres:	0.42	SqFt Per:	Bldg
Lot Type 1:	Duplex/Multi	ESTIMATED SqFt Source:	Assessor
Occupant:	Tenant(s)		
Year Built:	1959		
New Construction:	No		

Legal and Taxes

Legal: LOT 18 THRU 20 BLK 2 HOAGLANDA SUB SEC 34 T62N R1E

AIN/Tax Bill #:	8011	Parcel Number:	RPB0400002020BA
Taxes:	4,139.22	County:	Boundary
Tax Year:	2023	Subdivision:	Hoagland's Subdivision
Taxes Reflect:	No Exemptions	Zoning:	Comm/Indus Land
School District:	Boundary Co - 101	Sec/Twn/Rng:	Sec: 34, Twn: 62N, Rng: 1EEWM

Directions: Norht on Hwy 2, Left on Cody St, Left on Stephens St, on the Left in 150 ft.

Contract Information

List Price:	\$1,250,000	Property Type:	MultiFamily
Status:	Active	Listing Type:	Multi Family
		Area:	North (Bonner & Boundary)
Status Change Date:	07/02/2024	Grid #:	450
Days On Market:	1	Distress Sale?	Short Sale: No, REO: No
Original List Price:	\$1,250,000	Begin Date:	07/01/2024
		Expiration Date:	12/31/2024
		Type of Contract:	Exclusive Right to Sell, Full Service
		Non-Agent Compensation:	0%
		Buyer Agency Compensation:	2.5%

Private Remarks: Monthly rental income of \$8,654. Unit is occupied, please contact agent for showings, pre- approval or proof of funds required for all showings. No commissions paid on seller concessions. Buyer and buyer's agent to verify all information.



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Details

Lot Features	Level
Interior Features	
Exterior Features	Garden; Landscaping
Heating	Baseboard
Basement Details:	None-Slab on Grade
Foundation	Concrete; Pier Block
Construction	Frame
Other Structures	Storage
Road	Paved
Water	City
Sewer	City Sewer; Lift Station
Misc:	Association Fee Includes:
Showing Instructions	Appointment Only; Call List Agent
Property Subject To	CC&Rs: No; Homeowners Assoc: No; LID: No; Non-Mtg Lien: No; Flood Zone: No; Aircraft Flight Zone: Unknown; Fire Protection Dist: Yes
Income	Monthly Rental Inc: \$8,654, Actual Annual GSI \$103,844, Actual
Utilities Paid By	Cable: Tenant; Electric: Tenant; Garbage: Landlord; Sewer: Landlord; Water: Landlord w/d, new vinyl windows

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