

4 - PLEX VALUE-ADD OPPORTUNITY

1413 MISSOULA WAY

CALDWELL, ID 83605



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CONSULTANTS

FOR SALE



PROPERTY INFORMATION

PROPERTY TYPE	4-Plex Investment
ADDRESS	1413 Missoula Way Caldwell, Idaho 83605
BUILDING	±3,456 SF
4 UNITS	±864 SF each unit
LOT SIZE	±0.185 Acres
PRICE	\$650,000

HIGHLIGHTS

- Built in 1978, the property features four 2-bedroom/1.5-bath units at ±864 SF each.
- Established residential pocket near schools and local services.
- Convenient access to I-84, Hwy 20/26, and Hwy 19 with easy connectivity across the Treasure Valley.
- Minutes to Indian Creek Plaza, Caldwell's year-round community hub featuring events, seasonal attractions, and frequent markets/festivals.
- Surrounding downtown includes an active and growing food & beverage scene tied to the Plaza programming.
- Access to city parks including Memorial Park (15 acres; courts, playgrounds).
- Nearby public schools include Washington Elementary, Jefferson Middle School, and Caldwell Senior High.

This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

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CONCEPTUAL RENDERING ONLY

- This image is a **hypothetical illustration**, not a photo of the property.
- It represents a **potential future condition** and does not reflect existing improvements or guaranteed outcomes.
- Buyer to verify feasibility, zoning, and approvals.

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