

# INVESTMENT PROPERTY FOR SALE

**1227 A BURLEY AVE**  
BUHL, ID 83316



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$225,000
<b>ACRES:</b>	1.313 +/-
<b>CAP RATE:</b>	3%
<b>ZONING:</b>	Community Business District
<b>TAXES 2023:</b>	\$592.34

## PROPERTY DESCRIPTION

This 1.313 +/- acre lot with a chain link fence, and a 50 ft. +/- cement pad for storage units. Half of parcel is being rented out for \$600 a month and other half is being advertised for lease at \$600 a month. Cap rate is 3% projected cap rate 6%.

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Associate Broker, Realtor  
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### ROBERT JONES REALTY, INC.

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