

# FOR SALE

## In-Town 50-Unit Multifamily Development (Entitled & Permitted)

403, 417 & 419 N River Street, Hailey, ID 83333



**PAUL KENNY**  
  
**MATT BOGUE**  
COMMERCIAL REAL ESTATE

### CONTACT:

**Paul Kenny, CCIM**

208-720-3125  
208.726.1918 ext. 1  
paul@kenny-bogue.com

**Matt Bogue, CCIM**

208-720-7948  
208.726.1918 ext. 2  
matt@kenny-bogue.com

**Matt Gelso, CCIM**

530-448-9470  
208.726.1918 ext. 3  
mgelso@kenny-bogue.com

- Pg. 3** – Confidentiality & Disclosure
- Pg. 4** – Property Summary and Highlights
- Pg. 5** – Property Details
- Pg. 6** – Aerial Map
- Pg. 7** – Trade Map
- Pg. 8** – Vicinity Map
- Pg. 9** – Conceptual Development
- Pg. 10** – Survey
- Pg. 11** – Site Plan
- Pg. 12** – Floor Plans - Level 1
- Pg. 13** – Floor Plans - Level 2
- Pg. 14** – Floor Plans - Level 3
- Pg. 15** – City Information & Demographics
- Pg. 16** – About Us
- Pg. 17** – Contact Information



Paul Kenny & Matt Bogue Commercial is pleased to exclusively market the property located at 403, 417 & 419 N River Street, Hailey, ID 83333. 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 may be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of purchase 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, and does not make 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 any projections contained herein.

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.

## PROPERTY SUMMARY

Paul Kenny & Matt Bogue Commercial is pleased to exclusively market this fully entitled and permitted 50 Unit Multifamily Development, which includes one ground floor commercial unit. The ready to build project is comprised of 37 one-bedroom units and 12 two-bedroom units, plus a commercial (retail) unit of approximately 650 Sq. Ft. A contemporary three-story structure designed by GGLO, the project has been efficiently and thoughtfully laid out to maximize profitability.

The project is located at the north end of River Street in Hailey's Business Core, within walking distance to all of Hailey's downtown amenities.

Located just 12 miles south of Ketchum/Sun Valley, Idaho, residents will enjoy close proximity to the Sun Valley Resort, as well as miles of biking/hiking trails, nordic skiing trails, and fishing on the blue ribbon Big Wood River.

## PROPERTY HIGHLIGHTS

- Entitled & Approved
  - 37 One-Bedroom / One-Bathroom Units
  - 12 Two-Bedroom / Two-Bathroom Units
  - 1 Commercial Unit – perfect for Coffee Shop!
- Transferrable Building Permit Included
- 35,300 Sq. Ft. of Improvements
- .826 Acres (36,000 Sq. Ft.) of 'Business' Zoned Land
- 300' fronting River St, and 120' fronting both Spruce St & Silver St



PROPERTY DETAILS

---

<b>ADDRESS</b>	403, 417 & 419 N River Street, Hailey, ID 83333
	403 N River: RPH0000055004A
<b>ASSESSOR PARCEL #</b>	417 N River: RPH0000055002A
	419 N River: RPH00000550010

---

---

<b>TOTAL LAND AREA</b>	.83 Acres (36,000 Sq. Ft.)
<b>ZONING</b>	Business (H-B)
<b>OFFERING PRICE</b>	\$3,850,000

---



AERIAL MAP



TRADE MAP



VICINITY MAP



**Nearby Amenities**

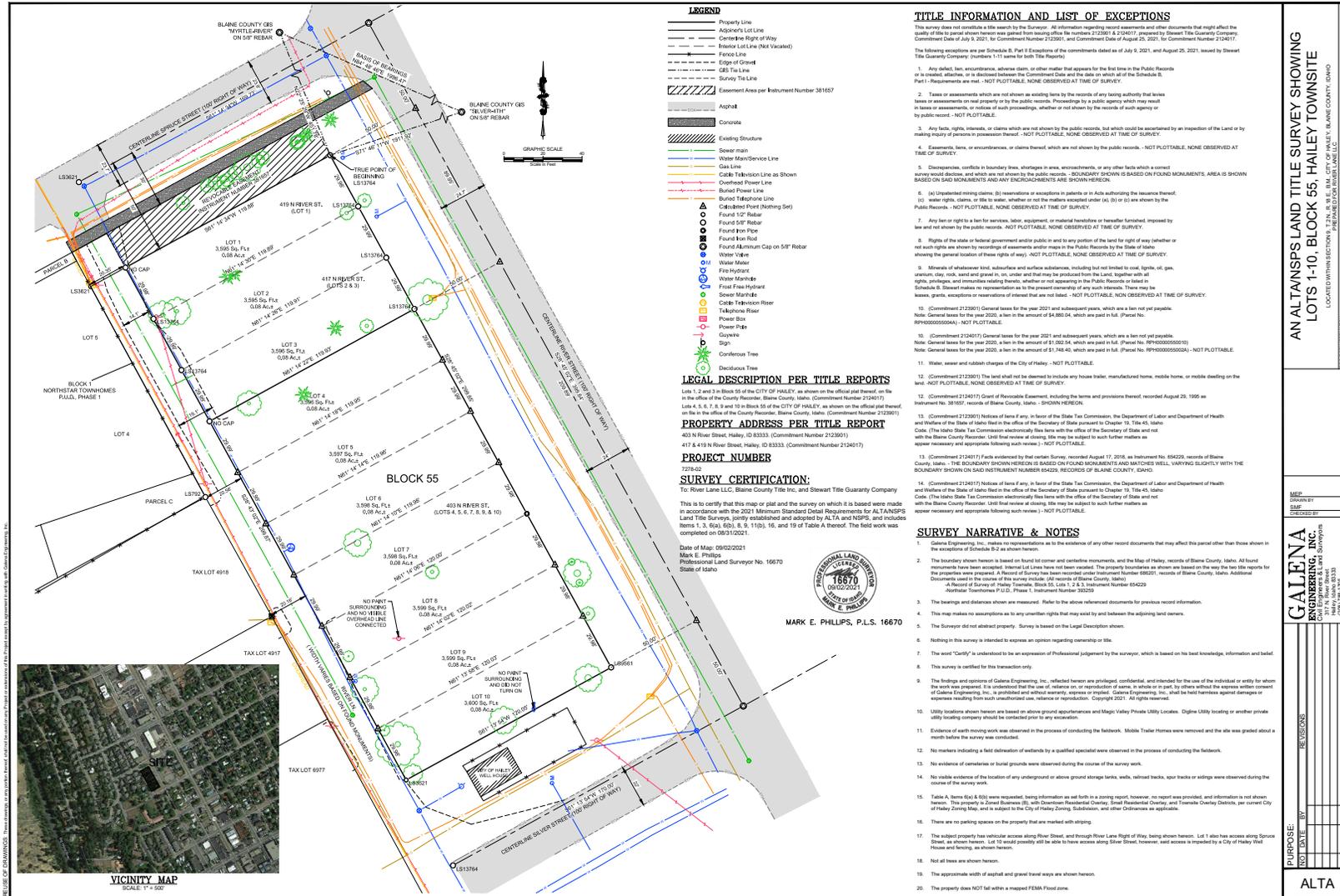
(±0.75 - MILE RADIUS)

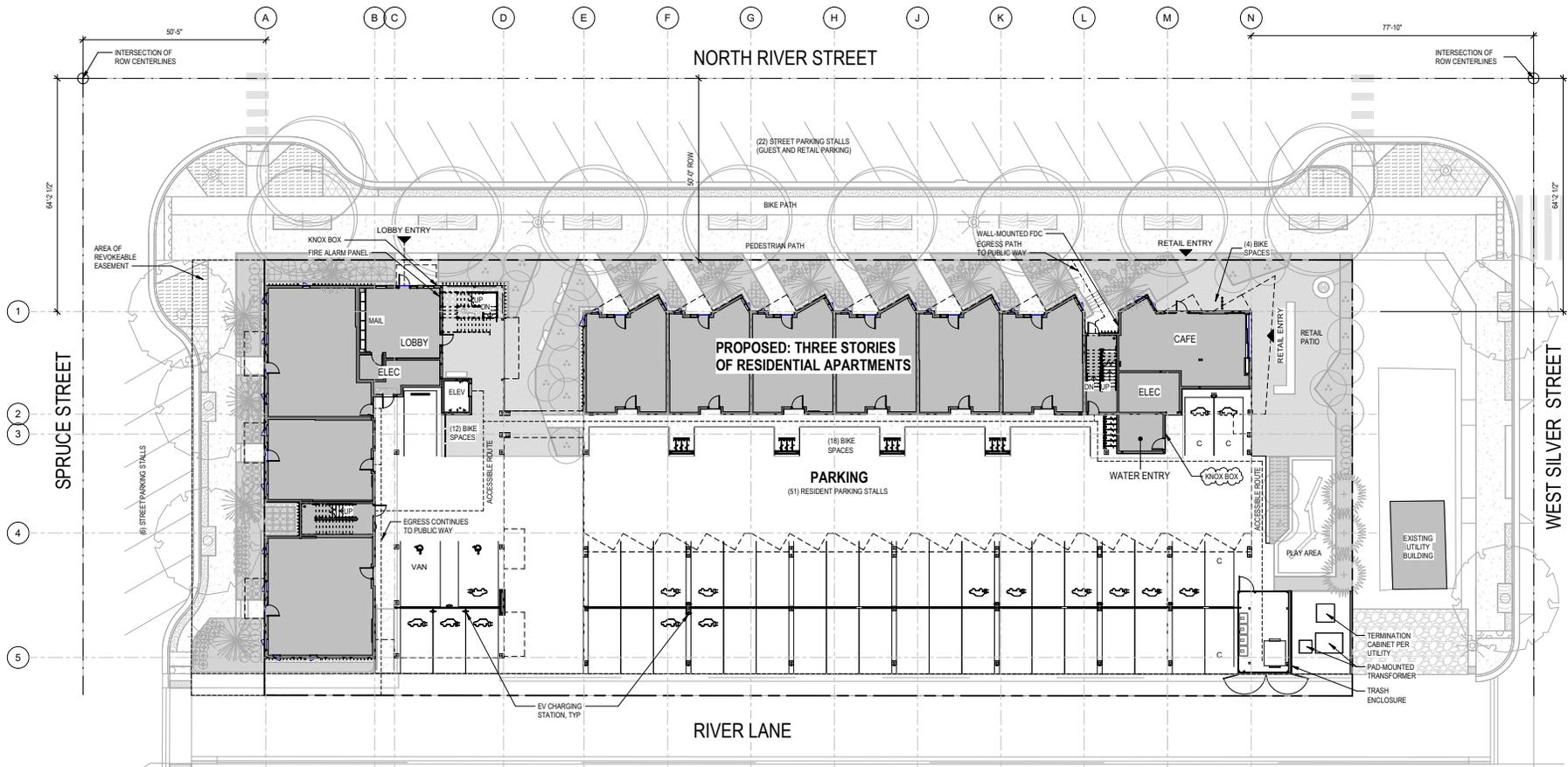
- 1 Wood River Middle School
- 2 Albertsons Market
- 3 Sterling Urgent Care
- 4 Hailey Elementary School
- 5 FedEx Ship Center
- 6 Friedman Airport

## PROPERTY HIGHLIGHTS

- Entitled & Approved
  - 37 One-Bedroom / One-Bathroom Units
  - 12 Two-Bedroom / Two-Bathroom Units
  - 1 Commercial Unit – perfect for Coffee Shop!
- 35,300 Sq. Ft. of Improvements
- Transferrable Building Permit Included
- .826 Acres (36,000 Sq. Ft.) of 'Business' Zoned Land
- 300' fronting River St, and 120' fronting both Spruce St & Silver St







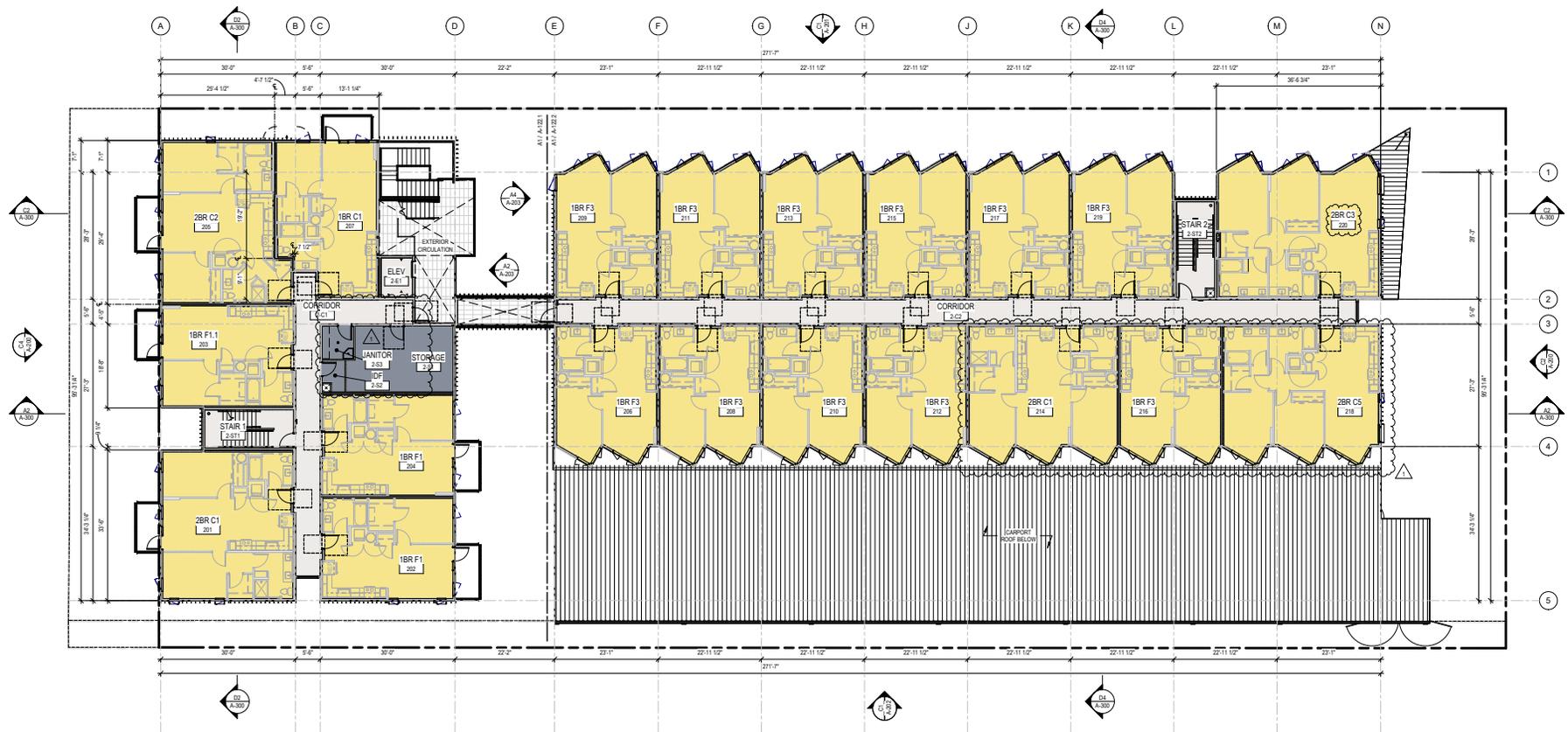
B2 SITE PLAN  
1/16" = 1'-0"



## LEVEL 1



## LEVEL 2



## LEVEL 3

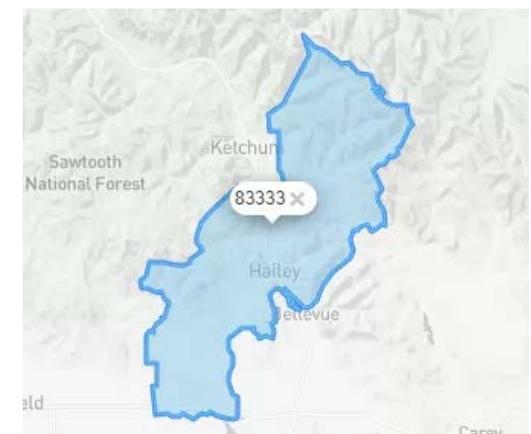


HAILEY, ID

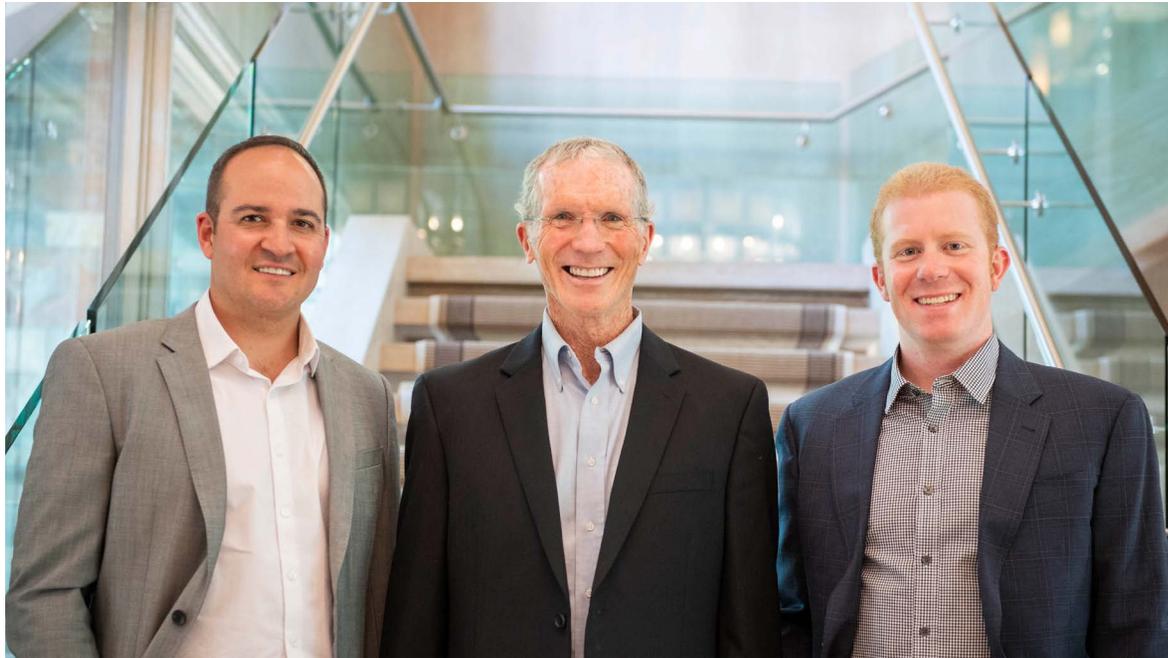


Hailey is a city in Blaine County, Idaho, in the central part of the state. Located in the Wood River Valley, Hailey is just South of Sun Valley & Ketchum and the communities share many resources. Both sit in the same valley near Bald Mountain, which is known for its world-famous skiing. While Hailey serves as the major population center of the valley, the city also draws tourists of its own from around the world to enjoy its fishing, hiking, trail riding, old mining claims, beautiful landscapes, and more. The median age is 39.9 years. The airport for Hailey, Friedman Memorial Airport, is on the South edge of town. According to the U.S. Census Bureau, the city has a total area of 3.65 square mile, all of which is land.

	1 MILE	5 MILES	10 MILES
Population (2010)	4,087	11,393	14,695
Population (2020)	4,614	12,896	16,387
Population (2023)	4,791	13,301	16,878
Population (2028)	4,957	13,713	17,396
Median Age (2023)	43.6	39.5	41.2
Median Household Income (2023)	\$88,111	\$83,291	\$84,360
Median Household Income (2028)	\$96,543	\$91,354	\$93,970
Average Household Income (2023)	\$115,815	\$223,563	\$117,154
Average Household Income (2028)	\$126,943	\$123,576	\$129,727
Total Housing Units (2023)	2,117	5,497	7,502



## Paul Kenny & Matt Bogue Commercial Real Estate



  
333 Main Street South, Suite 210,  
PO Box 5102, Ketchum, Idaho 83340

  
208-726-1918

  
theteam@kenny-bogue.com

  
www.kenny-bogue.com

We represent clients in all aspects of commercial brokerage, including commercial real estate sales, commercial investment sales, commercial leasing, tenant representation, landlord representation, site selection, retail, office, industrial, land, development, and business brokerage.

We work as a team on every project and assignment, sharing responsibilities and utilizing our complimentary skills to maximize service for every client. This team approach ensures professional attention to detail and ready response to the needs of the client. We take great pride in the high level of dedication and customer service established over the past 25 years.

**PAUL KENNY**  
  
**MATT BOGUE**  
COMMERCIAL REAL ESTATE



**PAUL KENNY**  
  
**MATT BOGUE**  
COMMERCIAL REAL ESTATE



**Paul Kenny, CCIM**  
208-720-3125  
208.726.1918 ext. 1  
[paul@kenny-bogue.com](mailto:paul@kenny-bogue.com)



**Matt Bogue, CCIM**  
208-720-7948  
208.726.1918 ext. 2  
[matt@kenny-bogue.com](mailto:matt@kenny-bogue.com)



**Matt Gelso, CCIM**  
530-448-9470  
208.726.1918 ext. 3  
[mgelso@kenny-bogue.com](mailto:mgelso@kenny-bogue.com)