

# Downtown Boise Land Opportunity

410, 414, 416 & 420 S. 4th Street

## VIEW FROM 4TH & MYRTLE

6-Stories

150,000 +/- Square Feet

2 levels of parking



## 12 APARTMENT UNITS, 1 HOUSE ON 4 PARCELS AND .535 Acres Downtown Boise Capitol Heights Apartments



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Keller Williams Realty-Boise

# Downtown Boise Land Opportunity

## 410, 414, 416 & 420 S. 4th Street



### Executive Summary Capitol Heights

Price:	\$1,150,000
SGI:	\$58,579
NOI:	\$18,000
Land Sq Ft.:	23,304
Lot Size:	.535
Buildings:	4
# of units:	13

RIVER MYRTLE  
OLD BOISE DISTRICT

### LAND FOR SALE WITH RENTALS TO OFFSET HOLDING COSTS

Address	410	414	416	420	Total
Year Built	1910	1895	1930	1900	
Unit Mix	(1) 3bed/1bath	(3) 1bed/1bath	(4) 1bed/1bath (1) 2bed/1bath Shared Baths	(2) 2bed/bath (1) 1bed/1bath	13 units
Total sf	1,239 +/-	2,340 +/-	2,640 +/-	1,824 +/-	8,043 +/-

COMMERCIAL  
NORTHWEST



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