

408 N ALLUMBAUGH ST | BOISE, ID 83704

MULTI-FAMILY LAND FOR SALE



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MARK BOTTLES
REAL ESTATE SERVICES

MULTI-FAMILY LAND READY FOR DEVELOPMENT

Land For Sale

408 N ALLUMBAUGH ST | BOISE, ID 83704



PROPERTY DESCRIPTION

Multi Family development ground with building plans for two, 12-plexes already submitted to the city. Fast timeline to construction start date. Ideally located near a major amenity, the property offers quick access to the interstate and seamless connectivity to downtown Boise. This is a rare opportunity to acquire a near shovel ready project in a high demand rental market, perfect for developers seeking to accelerate timelines and capitalize on strong local fundamentals. Contact agent for additional information.

PROPERTY HIGHLIGHTS

- Approved for Two, 12-plexes
- 24 Units: Eighteen 2 bedroom, Six 1 bedroom units
- Building Plans submitted to city. Will be ready for development.
- 166' of Frontage
- Site plan and floor plans available in document file

OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	0.94 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,230	43,476	98,647
Total Population	12,339	102,453	235,780
Average HH Income	\$71,024	\$87,040	\$104,274

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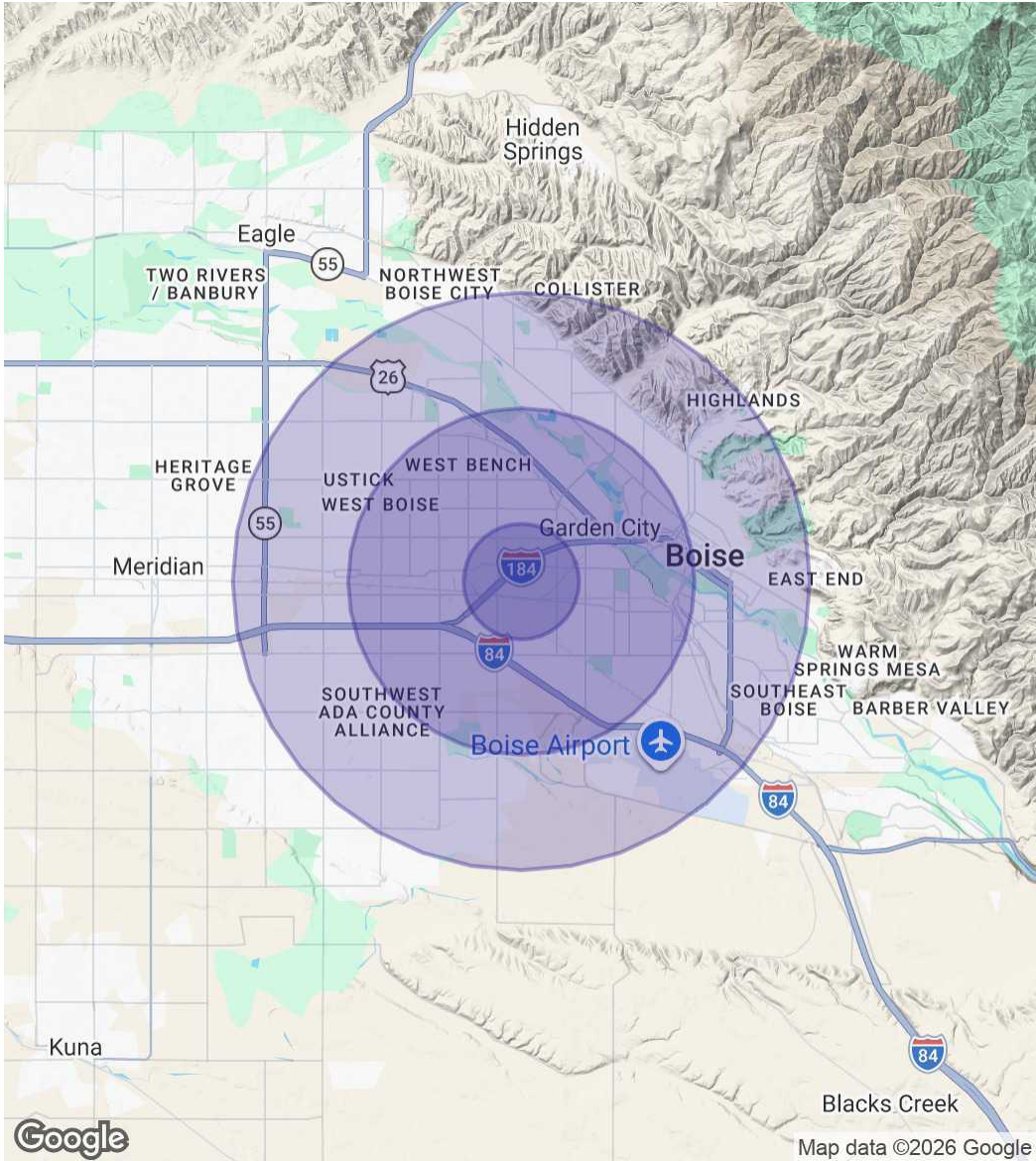
MULTI-FAMILY LAND READY FOR DEVELOPMENT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,339	102,453	235,780
Average Age	33.3	37.1	38.7
Average Age (Male)	32.6	36.5	37.6
Average Age (Female)	36.7	38.5	40.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,230	43,476	98,647
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$71,024	\$87,040	\$104,274
Average House Value	\$317,256	\$385,530	\$466,926

2023 American Community Survey (ACS)



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