

# TOK

COMMERCIAL

# NAMPA TOWNHOMES

1907 RAILROAD ST, NAMPA | IDAHO 83687



**SALE PRICE \$799,000**

**4** / **\$199,750** / **\$169**  
units / \$/unit / \$/SF

3 bedroom / 1.5 bath units (1,179 SF)



**MOSES MUKENGEZI**

208.947.0836 / [moses@tokcommercial.com](mailto:moses@tokcommercial.com)

**ANDREW BOESPFLUG**

208.284.9946 / [andrew@tokcommercial.com](mailto:andrew@tokcommercial.com)



# OFFERING DETAILS

<b>PROPERTY ADDRESS</b>	907 S Railroad St   Nampa, ID 83712
<b>PROPERTY TYPE</b>	Two Story Townhomes
<b>BUILDING SIZE</b>	4,716 Square Feet
<b>UNIT MIX</b>	Four units: 3 bedroom   1.5 bathrooms
<b>LOT SIZE</b>	0.38 Acres
<b>YEAR BUILT</b>	2004
<b>NEW ROOF</b>	2024
<b>ZONING</b>	R-D
<b>PARKING</b>	Uncovered
<b>PARCEL</b>	HOA with common parking
<b>LEASE TERM</b>	Month to Month
<b>CURRENT RENT</b>	\$975/mo
<b>MARKET RENT (est)</b>	\$1,500/mo



## OFFERING HIGHLIGHTS

- Significantly below market rents. Rents are month-to-month and can be increased with 30 days' notice. The most recent increase was effective March 1, 2026.
- Value Add Opportunity: Strong rental demand in a growing Nampa submarket.
- Large 3 bedroom units attractive to families. Fully fenced, back yards.
- Each unit includes its own washer and dryer appliances.
- Convenient access to I-84, downtown Nampa, and nearby amenities.
- Boise metro occupancy rates remain above 95%. New construction starts are down 60%+ from peak.







POPULATION  
**94,327**  
3 MI. RADIUS



TOTAL HOUSEHOLD EXP.  
**\$3.31B**  
3 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$92,566**  
3 MI. RADIUS



Railroad Street

