



COMMERCIAL NORTHWEST
REAL ESTATE

EXTREMELY RARE NORTH END OPPORTUNITY

CALL FOR OFFERS DUE MAY 14TH AT 5:00PM



MULTIFAMILY INVESTMENT OPPORTUNITY

2104 N 18TH STREET

BOISE, IDAHO 83702

SALE PRICE: \$1,200,000

UPDATED ON MAY 4, 2026



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MULTIFAMILY INVESTMENT OPPORTUNITY
2104 N 18TH STREET

PROPERTY SUMMARY

LOCATION

PROPERTY TYPE	APARTMENTS
PROPERTY SUBTYPE	GARDEN STYLE
CURRENT ZONING	R-1CH
UNITS	5
SITE SIZE	0.20 acres
OCCUPANCY	100%
YEAR BUILT	1947

UNIT MIX

1 BDRM/1BATH	5
AVERAGE UNIT SF	546 SF
AVG CURRENT RENT	\$1,350
PROFORMA RENT	\$1,650

SALE PRICE: \$1,200,000

LAND SIZE: 0.20 acres

ZONING: R-1CH

EXECUTIVE SUMMARY:

2104 N 18th Street offers a rare opportunity to acquire a five unit multifamily asset in Boise's highly desirable and supply constrained North End. The property is ideally located within walking distance to Hyde Park's restaurants and coffee shops, Camel's Back Park, and the Boise Foothills trail system. Its irreplaceable five unit density is a significant advantage in a neighborhood where current zoning and historic regulations limit new multifamily development. The asset has successfully operated as a mix of furnished short term and long term rentals, providing flexibility for various investment strategies. Current rents between \$1,250 and \$1,450 per unit present clear upside to approximately \$1,650 with the addition of a small on site laundry facility and strategic management. With strong walkability, ample parking, and proven rental demand, the property offers both stable income and long term appreciation potential.

BUILDING DETAILS

CONSTRUCTION:	CONCRETE	INTERIOR DOORS:	WOOD
ROOF:	ROLL	APPLIANCES:	ELECTRIC RANGE/STOVE
SIDING:	STUCCO	WASHER/DRYER:	VALUE ADD - see below
WINDOWS:	WOOD	FLOORING:	VINYL
AC:	DUCTLESS / MINI SPLIT		
HEATER:	ELECTRIC, DUCTLESS / MINI SPLIT		
ENTRY DOORS:	WOOD		

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Camel's Back Park

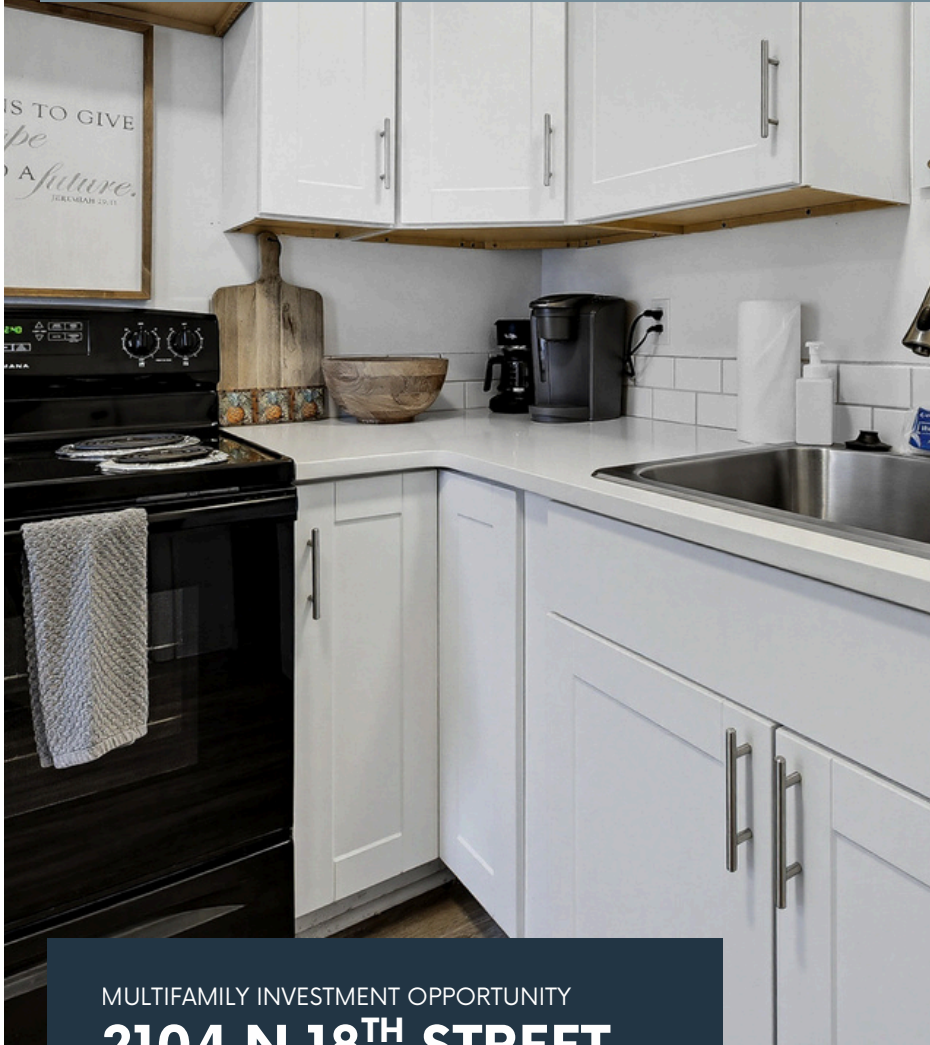
Hyde Park





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Location Overview



Location Highlights

2104 N 18th Street sits in one of Boise's most proven and supply constrained submarkets, the North End. This location consistently outperforms due to its walkability, lifestyle appeal, and proximity to both downtown and outdoor recreation. Tenants are drawn to the ability to walk to Hyde Park's 13th Street corridor for coffee, dining, and boutique retail, while also having immediate access to Camel's Back Park and the Boise Foothills trail system. The property also benefits from a highly bikeable location, with an estimated Bike Score of 85-95, offering easy connectivity to the Boise Greenbelt, Foothills trails, and surrounding North End streets, further enhancing its everyday livability and tenant appeal.

From an investment perspective, this asset benefits from true scarcity. Zoning and historic district regulations make it extremely difficult to develop new multifamily properties of similar scale in the North End today. 2104 N 18th Street is grandfathered in with its existing five unit density, making it a rare, irreplaceable asset in a tightly held market. This limited supply, combined with sustained demand, supports strong occupancy, long term rent growth, and durable appreciation, positioning this property as a standout investment in Boise.

LOCATION	5 MILE RADIUS
POPULATION	163,446
MEDIAN HH INCOME	\$75,459
0-19 POPULATION	27,759
20-64 POPULATION	88,260
65+ POPULATION	47,472

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FOR SALE



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Value Add: Small Laundry Facility



Investment Potential

A compact laundry building could accommodate:

- 2 coin-op commercial washers
- 2 coin-op commercial dryers
- Folding counter and storage
- App based or coin operated payment system

A structure of approximately 80 to 120 square feet is typically sufficient to house this equipment and provide a clean and functional amenity for tenants.

Cost Estimate:

Based on typical construction costs for small accessory structures, a simple laundry facility with two washers and two dryers may cost approximately:

\$60,00 to \$70,000 depending on final design and equipment selection.

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RENT ROLL SUMMARY



UNIT	BED/BATH	STATUS	SF	CURRENT RENT	PROFORMA RENT
A	1 BD / 1 BA	Current	551	\$1,250	\$1,650
B	1 BD / 1 BA	Current	551	\$1,450	\$1,650
C	1 BD / 1 BA	Current	551	\$1,450	\$1,650
D	1 BD / 1 BA	Current	551	\$1,450	\$1,650
E	1 BD / 1 BA	Current	528	\$1,350	\$1,650
TOTAL				\$6,950	\$8,250

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RENT ROLL

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CONTACT FOR PROFORMA

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