

35 W 2nd N

REXBURG, ID, 83440

\$4,375,000
Active / For Sale / #2179683



BATHROOMS : 1



BEDROOMS : 2



LIVING AREA : 21700 sqft



LOT AREA : 1.03 ac

Description

Introducing College Park Apartments, a 31-unit multi-family complex ideally located In Rexburg, ID. This well-maintained property consists of thirty one 2 bedroom 1 bathroom apartments. The complex features ample off-street parking and on-site laundry facilities. Tenants enjoy walkable access to parks, downtown amenities, restaurants, and public transportation. With historically high occupancy rates and stable cash flow, this is a rare turnkey asset in one of Idaho's strongest rental markets. Whether you're looking to expand your portfolio or secure a high-performing asset in a growing college town, College Park Apartments is a premier investment opportunity. Buyer and buyers agent to verify all information.

General

LISTING DETAILS

MLS #	2179683	Status	Active
Price	\$4,375,000	Zip Code	83440
Listing Date	September 19, 2025		

BUILDING & LOT DETAILS

Property Type	(MFAM)11+ Units	Living Area	21,700 sqft
Bathrooms	1	Lot Area	1.03 ac

SCHOOLS

High School	MADISON 321HS	Middle School	MADISON 321JH
Elementary School	KENNEDY 321EL		

DETAILS

Air Conditioning	Window/Wall Unit(S)	Amenities	Coin Operated Laundry , Off Street Parking
Basement	None	Compass Point	W
Construction / Status	Existing	Distressed Property	Not Applicable
Exterior - Primary	Vinyl Siding	Exterior - Secondary	Brick
Foundation	Slab	Heat Source / Type	Natural Gas , Forced Air
Landscaping	Established Lawn , Outdoor Lighting , Sprinkler-Auto , Sprinkler System-Full	Location	Interstate Exit/Access , Near Golf Course , Near Green Belt , Near Park , Near Schools , Near University/College
Occupant / Contact Name	208-233-0740	Owner Pays	Common Area Maintenance , Insurance , Grounds Care , Sewer , Snow Removal , Trash Collection , Water

Provider / Other Info	Rocky Mountain Power	Roof	Architectural
Sewer	Public Sewer	Style 1	Dishwasher , Refrigerator , Stove
Style / Design	Separate Buildings , Units Over and Under	Subdivision	REXBURG TOWNSITE-MAD
Tenant Pays	Cable TV , Gas , Electricity	Terms	Cash , Conventional
Topography / Setting	Level	Utilities	Separate Power Meters , Separate Heat , Separate Water Heaters
View	None	Water	Public
Zoning - General	MC-HIGH DENSITY	Zoning - Specific	REXBURG-HIGH DENSITY RESID 1

Expenses and revenues

EXPENSES

Taxes	\$30,414 / 2025
Total	\$30,414

ASSESSM. ROLL

Brokerage: Axiom Properties & Development, Inc. #350001931



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