

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 |
| Price | \$4,375,000 |
| Listing Date | September 19, 2025 |

| | |
|----------|--------|
| Status | Active |
| Zip Code | 83440 |

BUILDING & LOT DETAILS

| | |
|---------------|-----------------|
| Property Type | (MFAM)11+ Units |
| Bathrooms | 1 |

| | |
|-------------|-------------|
| Living Area | 21,700 sqft |
| Lot Area | 1.03 ac |

SCHOOLS

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|-------------------|---------------|
| High School | MADISON 321HS |
| Elementary School | KENNEDY 321EL |

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|---------------|---------------|
| Middle School | MADISON 321JH |
|---------------|---------------|

DETAILS

| | |
|-----------------------|--|
| Air Conditioning | Window/Wall Unit(S) |
| Basement | None |
| Construction / Status | Existing |
| Exterior - Primary | Vinyl Siding |
| Foundation | Slab |
| Landscaping | Established Lawn , Outdoor Lighting , Sprinkler-Auto , Sprinkler System-Full |

| | |
|----------------------|--|
| Amenities | Coin Operated Laundry , Off Street Parking |
| Compass Point | W |
| Distressed Property | Not Applicable |
| Exterior - Secondary | Brick |
| Heat Source / Type | Natural Gas , Forced Air |
| Location | Interstate Exit/Access , Near Golf Course , Near Green Belt , Near Park , Near Schools , Near University/College |
| Owner Pays | Common Area Maintenance , Insurance , Grounds Care , Sewer , Snow Removal , Trash Collection , Water |

| | |
|-------------------------|--------------|
| Occupant / Contact Name | 208-233-0740 |
|-------------------------|--------------|

| | | | |
|------------------------------|---|--------------------------|--|
| 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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