

\$995,000 - 1931 N. Delmar St., Boise

MLS® #98950834

\$995,000

Bedroom, Bathroom,
Land on 1.67 Acres

0 Not Applic., Boise, ID

Rare and fantastic close-in location that is ideal for development potential for townhomes, condos or duplexes and tri-plex's or any multi-family project. It would require a re-zone from its current status. Existing home is connected to City sewer and City water is in the street. Home is currently serviced by an existing well. Value is in the Land. There are 2 buried fuel tanks on the property, bid proposals are in place and funds to address that are to be escrowed with Title after Closing to ensure funds are available to remove them in an approved manner. surveyor has recently re-marked all corners. A previous survey from 1988 is in the Doc tab. Current home is connected to Boise City Sewer. There will be an abandoned leach-line across the southern edge of the property once the adjacent home at 1919 N. Delmar is connected to Boise City Sewer. Funds will also be escrowed with Title, See attached bid proposals. DO NOT DISTURB OCCUPANTS ON PROPERTY



Essential Information

MLS® #	98950834
Price Per Acre	\$595,808
Acres	1.67
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	1931 N. Delmar St.
Area	Boise W-Garden City - 0650
Subdivision	0 Not Applic.
City	Boise
County	Ada
State	ID
Zip Code	83713

Amenities

Utilities	Natural Gas Connected, Phone Connected, Cable Connected, Electricity Connected, Sewer Connected
Is Waterfront	Yes
Waterfront	Pond/Stream/Creek
Golf Course	N

Exterior

Lot Description	1 Acre - 4.99 Acres, Irrigation, Level
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School Information

District	Boise School District #1
Elementary	Ustick
Middle	Lewis and Clark
High	Centennial

Additional Information

Date Listed	June 12th, 2025
Days on Market	105
Zoning	City of Boise R-1C
Property Taxes	\$2,541
Tax Year	2024
Office	Smith & Coelho
Contact Info	office@smithandcoelho.com

Listing Details

Listing Office	Smith & Coelho
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Listing information last updated on October 14th, 2025 at 1:33pm MDT