

\$799,000 - 6772-6778 Douglas St, Boise

MLS® #98960578

\$799,000

8 Bedroom, 4.00 Bathroom, 3,728 sqft

Residential Income

Royal Manor Sub, Boise, ID

Excellent investment opportunity located just minutes from the Boise Towne Square Mall. This fully occupied 4-plex has strong rental history with long-term tenants currently paying under-market rents, leaving room for increased income potential. One unit has been fully updated, showcasing the property's ability to generate even greater returns with future improvements. Key Features: Prime location near shopping, dining, and freeway access 4 fully occupied units with stable, long-term tenants One recently updated unit Current rents below market, strong upside potential Consistent rental income Please do not disturb tenants. Drive by only. Showings available with accepted offer.

Built in 1986

Essential Information

MLS® #	98960578
Price Per SQFT	\$214
Bedrooms	8
Bathrooms	4.00
Square Footage	3,728
Year Built	1986
Type	Residential Income
Sub-Type	Quadruplex
Status	Active

Community Information



Address	6772-6778 Douglas St
Area	Boise Bench - 0400
Subdivision	Royal Manor Sub
City	Boise
County	Ada
State	ID
Zip Code	83704

Amenities

Utilities	Sewer Connected
Parking Spaces	4
Parking	Carport, Finished Driveway
Waterfront	Irrigation Canal/Ditch
Golf Course	N

Interior

Appliances	Disposal (All Units), Stove/Range (All Units), Refrigerator (All Units), Washer/Dryer (All Units), Washer/Dryer (Some Units)
Heating	Baseboard, Wall Furnace, Fireplace(s)
Cooling	Wall/Window Unit(s)
Fireplace	Yes

Exterior

Lot Description	Standard Lot 6000-9999 SF, Bus on City Route
Roof	Composition
Foundation	Slab

School Information

District	Boise School District #1
Elementary	Morley Nelson
Middle	Fairmont
High	Capital

Additional Information

Date Listed	September 5th, 2025
Days on Market	35
Zoning	R-3
Property Taxes	\$6,846
Tax Year	2024

Office	Homes of Idaho
Contact Info	info@homesofidaho.com

Listing Details

Listing Office	Homes of Idaho
----------------	----------------



IDX information is provided exclusively for consumers' personal, non-commercial use, and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. IMLS does not assume any liability for missing or inaccurate data. Information provided by IMLS is deemed reliable but not guaranteed.

Listing information last updated on October 14th, 2025 at 4:03am MDT