

\$629,900 - 1213-1215 S Colorado Ave, Boise

MLS® #98961480

\$629,900

4 Bedroom, 2.00 Bathroom, 1,536 sqft
Residential Income on 0.14 Acres

South Boise, Boise, ID

Rare investment opportunity providing immediate revenue on beautiful tree-lined street off Broadway and Beacon, walking distance to BSU, shopping, restaurants and the Greenbelt! Fully leased duplex, with wonderful tenants that would love to stay and 5 separate parking spaces, to include 2 parking spaces on the street and 3 in the carport area in back, adjacent to the alley. Pride of ownership is evident in the consistent and extensive list of renovations and updates to the property, to include new roof and exterior painting in 2023 and interior painting and renovations in both units on an ongoing basis to include full interior paint and flooring and kitchen updates. Features and Amenities list with all renovations and updates attached. Truly an incredible walkable and bikeable location, in immaculate condition and close to everything!

Built in 1974

Essential Information

MLS® #	98961480
Price Per SQFT	\$410
Bedrooms	4
Bathrooms	2.00
Square Footage	1,536
Acres	0.14
Year Built	1974
Type	Residential Income



Sub-Type	Duplex
Status	Active

Community Information

Address	1213-1215 S Colorado Ave
Area	Boise SE - 0300
Subdivision	South Boise
City	Boise
County	Ada
State	ID
Zip Code	83706

Amenities

Utilities	Sewer Connected
Parking Spaces	5
Parking	Four Car, Carport
# of Garages	4
Waterfront	Winter Access
Golf Course	N

Interior

Appliances	Disposal (All Units), Stove/Range (All Units), Refrigerator (All Units), Washer/Dryer (All Units)
Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Lot Description	Standard Lot 6000-9999 SF, Bus on City Route, Sidewalks
Roof	Composition
Foundation	Crawl Space

School Information

District	Boise School District #1
Elementary	Garfield
Middle	East Jr
High	Timberline

Additional Information

Date Listed	September 12th, 2025
Days on Market	18

Property Taxes	\$3,993
Tax Year	2024
Office	Fathom Realty
Contact Info	kim@idaholifehomes.com

Listing Details

Listing Office	Fathom Realty
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Listing information last updated on October 16th, 2025 at 9:48pm MDT