

\$1,700,000 - 9212 W Brogan Dr A & B, Boise

MLS® #98962847

\$1,700,000

24 Bedroom, 16.00 Bathroom, 9,424 sqft

Residential Income

Charter Pointe, Boise, ID

Exceptional Investment Opportunity in South Boise – 8 unit bldg (two 4-Plex) w Strong Returns Discover this well-maintained 8 units bldg in the highly desirable South Boise area, surrounded by established single-family homes. Each of the four units boasts a spacious **3-bedroom, 2-bathroom layout**, making it a sought-after choice for tenants and ensuring consistent occupancy. An additional 8 unit bldg is also available (two 4 plexs) With a **5.7% CAP rate** and a stable rent history, this property offers reliable cash flow for savvy investors. Exterior maintenance is **handled by the owners' association**, making it incredibly easy to manage and ideal for those seeking a hands-off investment. Located in a prime neighborhood close to amenities, schools, and parks, this property combines the benefits of a great location with the financial security of a proven income stream. Don't miss out on this rare opportunity to own a high-performing multifamily property in South Boise!

Built in 2006

Essential Information

MLS® #	98962847
Price Per SQFT	\$180
Bedrooms	24
Bathrooms	16.00
Square Footage	9,424



Year Built	2006
Type	Residential Income
Sub-Type	Apartment
Status	Active

Community Information

Address	9212 W Brogan Dr A & B
Area	Boise South - 0500
Subdivision	Charter Pointe
City	Boise
County	Ada
State	ID
Zip Code	83709

Amenities

Utilities	Sewer Connected, Cable Connected
Parking Spaces	8
Golf Course	N

Interior

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

Exterior

Lot Description	Irrigation, Sidewalks
Roof	Composition

School Information

District	West Ada School District
Elementary	Desert Sage
Middle	LkHazel Jr
High	Mountain View

Additional Information

Date Listed	September 25th, 2025
Days on Market	3
HOA Fees	\$860
HOA Fees Freq.	Monthly

Property Taxes	\$6,623
Tax Year	2024
Office	RE/MAX Advisors
Contact Info	elisad@move-up.com

Listing Details

Listing Office	RE/MAX Advisors
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Listing information last updated on October 11th, 2025 at 4:48pm MDT