

# \$850,000 - 9212 W Brogan Dr -a, Boise

MLS® #98962851

**\$850,000**

12 Bedroom, 8.00 Bathroom, 4,712 sqft

Residential Income

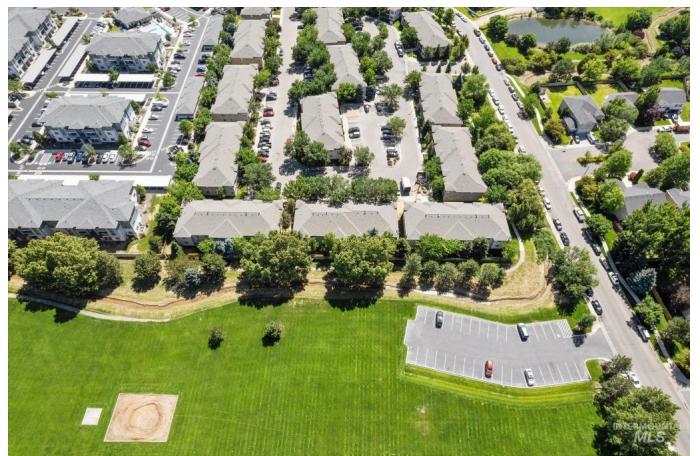
Charter Pointe, Boise, ID

Exceptional Investment Opportunity in South Boise – 4-Plex with Strong Returns  
Discover this well-maintained 4-plex 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. Three additional 4 plexes are also available. With a \*\*5.8% 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! An identical 4-plex is available next door. Same Price.

Built in 2006

## Essential Information

MLS® #	98962851
Price Per SQFT	\$180
Bedrooms	12
Bathrooms	8.00



Square Footage	4,712
Year Built	2006
Type	Residential Income
Sub-Type	Quadruplex
Status	Active

### Community Information

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

### Amenities

Utilities	Sewer Connected, Cable Connected
Parking Spaces	4
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	\$430

HOA Fees Freq.	Monthly
Property Taxes	\$3,312
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 15th, 2025 at 5:03am MDT