

\$933,000 - 604 N 44th St, Nampa

MLS® #98965954

\$933,000

8 Bedroom, 8.00 Bathroom, 3,906 sqft

Residential Income on 0.28 Acres

0 Not Applic., Nampa, ID

Investor Portfolio Opportunity – Three Newer Fourplexes in Nampa Excellent investment opportunity to acquire a portfolio of three newer fourplexes—604, 608, and 616 N 44th Street, Nampa, ID—being sold together as a package. Built in 2022, these low-maintenance properties offer strong rental performance, modern finishes, and professional management already in place. Each unit features quartz countertops, durable LVP flooring with carpeted bedrooms, and comes fully equipped with refrigerators, washers, and dryers—making them highly desirable and easy to rent. All financials and rent rolls are available in the Documents tab for qualified buyers. To respect tenant privacy, no showings will be permitted without an accepted offer. The seller intends to complete a 1031 exchange, and the existing management company must transfer with the sale, ensuring seamless continuity for the next investor. This is a turnkey, income-producing portfolio in a growing Nampa rental market—investor stable returns

Built in 2022

Essential Information

MLS® #	98965954
Price Per SQFT	\$239
Bedrooms	8
Bathrooms	8.00



Square Footage	3,906
Acres	0.28
Year Built	2022
Type	Residential Income
Sub-Type	Quadruplex
Status	Price Change

Community Information

Address	604 N 44th St
Area	Nampa NE (87) - 1250
Subdivision	0 Not Applic.
City	Nampa
County	Canyon
State	ID
Zip Code	83687

Amenities

Utilities	Sewer Connected
Parking Spaces	9
Golf Course	N

Interior

Appliances	Disposal (All Units), Stove/Range (All Units), Refrigerator (All Units), Washer/Dryer (All Units)
Heating	Electric, Forced Air, Heat Pump
Cooling	Central Air, All Units

Exterior

Lot Description	10000SF - .49, Bus on City Route, Sidewalks
Roof	Composition
Foundation	Crawl Space

School Information

District	Nampa School District #131
Elementary	Endeavor Nampa
Middle	East Valley Mid
High	Columbia

Additional Information

Date Listed	October 28th, 2025
-------------	--------------------

Days on Market	6
HOA Fees Freq.	Annually
Property Taxes	\$6,062
Tax Year	2024
Office	Compass RE
Contact Info	cris.nelson@compass.com

Listing Details

Listing Office	Compass RE
----------------	------------



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 November 4th, 2025 at 8:33am MST