

# FOR SALE

## *MULTI-FAMILY*

1615 9<sup>th</sup> Ave  
Longview, WA 98632

**\$445,000**

[www.woodfordcre.com](http://www.woodfordcre.com)

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## ABOUT THE PROPERTY

Don't miss out on this incredible investment opportunity in the heart of Longview! This centrally located 3-plex features two 2-bed/1-bath units and one 1-bed/1-bath unit, along with three separately rented garages, providing excellent rental income potential. The middle unit has just undergone a stylish interior renovation with updated flooring, fresh paint, and more, while the exterior was recently repainted in 2025. With an attractive 6% CAP rate and the potential for future rent increases, this property offers significant upside for any investor, whether you're expanding your portfolio or making your first investment. Schedule a tour today and see the potential for yourself—interior showings available upon mutual acceptance!



Address

1615 9<sup>th</sup> Ave, Longview WA 98632



Offering Price

\$445,000.00



Price Per SF

\$213.53



Total Land Area

7,440 SF



Building Size

2,084 SF (792 SF Unfinished Basement)



Building Info

Built 1952, Remodeled Over Time



Parcel

00600



Zoning

R-4 | Residential District



Unit	Base Monthly Income	Annual Income
1615	\$650.00	\$7,800.00
1617	\$975.00	\$11,700.00
1619	\$1,050.00	\$12,600.00
Garage 1	\$100.00	\$1,200.00
Garage 2	\$100.00	\$1,200.00
Garage 3	\$100.00	\$1,200.00
<b>\$2,975.00</b>		<b>\$35,700.00</b>

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