



DUPLEX FOR SALE



706 Laurel St
Kelso, WA 98626

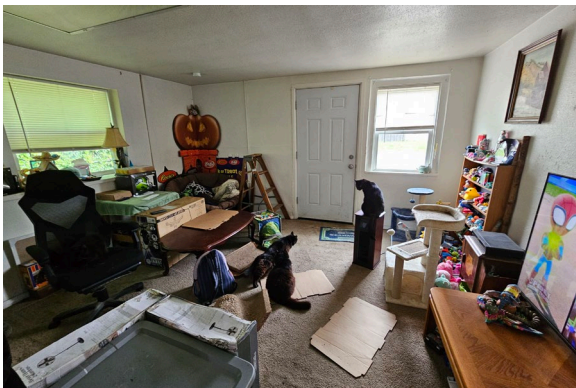
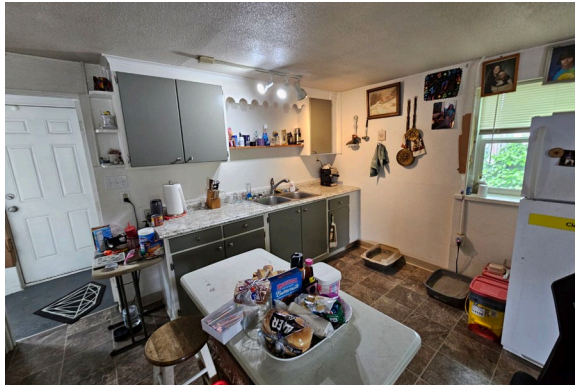
\$349,900



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ABOUT THE PROPERTY

Don't miss out on this charming corner duplex investment opportunity. This well-maintained property features two units: a spacious 3-bedroom, 1-bath unit with a large laundry room, attached one-car garage, and a generous fenced backyard with side yard. The second unit is a thoughtfully designed 1-bedroom, $\frac{3}{4}$ -bath with private off-street parking. Together, the duplex offers 1,572 SF of living space plus nearly 300 SF of garage space, all situated on a 4,800 SF lot. Long-term tenants are already in place, ensuring immediate income, with the opportunity to boost returns by adjusting rents to market value. Whether you're a seasoned investor or just starting out, this turnkey property is a smart addition to any portfolio. Call today for more details.



Address

706 Laurel St, Kelso WA 98626



Offering Price

\$349,900



Price Per SF

\$282.00



Total Land Area

4,800 SF



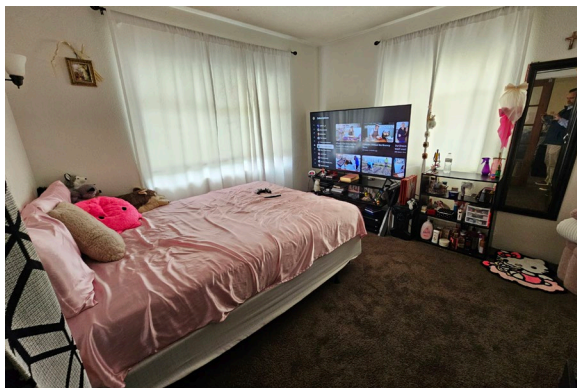
Building Size

Building 1,572 SF | Garage 288 SF



Parcel

23684




INCOME	LEASE EXPIRES	BASE MONTHLY INCOME
Unit 706	Month To Month Rent Increase 07/01/2025 \$1,100	\$1,000.00
Unit 708	Month to Month	\$1,300.00
Scheduled Gross Annual Income		\$27,600.00
Vacancy Factor (3%)		\$828.00
Effective (Adjusted) Gross Annual Income:		\$26,772.00
EXPENSES		
Property Taxes		\$3,342.00
Property Insurance		\$1,277.00
Electricity		Paid by Tenant
Water/Sewer/Garbage		\$2,724.00
Landscaping		\$0.00
Repairs & Maintenance		\$1,380.00
Total Expenses		\$8,723.00
NET OPERATING INCOME (NOI)		\$18,049.00





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