



# MULTI-FAMILY FOR SALE

801 Church Street  
Kelso, WA 98626

**\$524,900**



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## ABOUT THE PROPERTY

Take advantage of this prime multi-family investment opportunity in Kelso. This 4-plex offers a total of 3,750 SF of living space, situated on a 5,000 SF lot. Each of the four units features a 2 bedrooms and 1 bathroom, with individual unit sizes ranging from 900 to 950 SF. Two of the units have been thoughtfully remodeled while the remaining two units have maintained their original condition due to long-term tenants, offering further potential for value-add upgrades. The property offers individual water meters for each unit, with the landlord currently covering these costs—offering potential for expense reduction. Currently delivering a 6% CAP Rate, this property presents strong cash flow with room for upside. Contact us today for more details or to schedule a tour.



Address

801 Church Street, Kelso WA 98626



Offering Price

\$524,900



Price Per SF

\$93.31



Total Land Area

5,000 SF



Building Size

3,750 SF



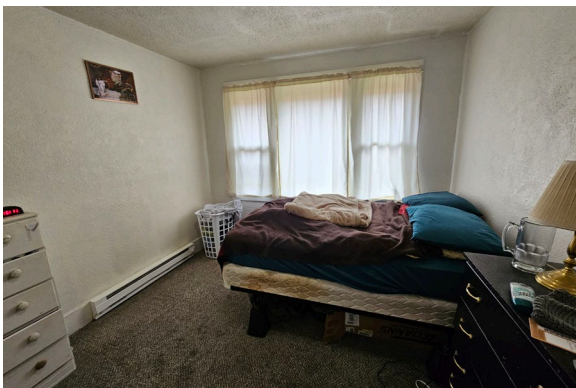
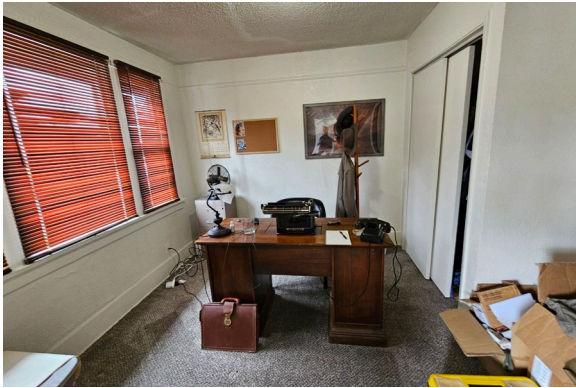
Parcel

20271



Zoning

RSF-5 Residential Single Family



INCOME	Lease Expires	Base Monthly Income
Unit 801	Month to Month Rent Increase 06/01/2025 \$925	\$875.00
Unit 801.5	09/30/2025	\$950.00
Unit 803	Month to Month Rent Increase 06/01/2025 \$925	\$825.00
Unit 803.5	02/28/2026	\$950.00
Scheduled Gross Annual Income		\$43,200.00
Vacancy Factor (3%)		\$1,308.00
Effective (Adjusted) Gross Annual Income:		\$41,892.00
EXPENSES		
Property Taxes		\$3,133.00
Property Insurance		\$923.00
Electricity		Paid by Tenant
Water/Sewer/Garbage		\$6,471.00
Landscaping		\$600.00
Repairs & Maintenance		\$1,211.00
Total Expenses		\$12,338.00
Net Operating Income (NOI)		\$29,554.00



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208 Vine St., Kelso, WA

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