



MULTI-FAMILY FOR SALE

947 19th Ave
Longview, WA 98632

\$399,900



Chris Roewe
Owner/Broker
C. 360.556.5101
chris@woodfordcre.com

Lindsay Johnson
Licensed Assistant
360.501.5500
lindsay@woodfordcre.com

www.woodfordcre.com



ABOUT THE PROPERTY

Investor opportunity! This income-producing 6-bedroom home, located just blocks from the lake, is a turnkey investment you don't want to miss. Currently rented as an Oxford House at \$2,850 per month, it provides consistent cash flow and benefits from strong rental demand in the area. With a 7.1% cap rate and long-term, stable tenants already in place, this property is an ideal addition to any portfolio. The spacious layout and prime location make it well-suited for group housing or long-term rental use. Alternatively, it could easily be converted back into a beautiful single-family home, offering great value based on its size and location. Don't miss out on this versatile and reliable investment, call today for more information.



Address

947 19th Ave, Longview, WA 98632



Offering Price

\$399,900



Price Per SF

\$233.51



Total Land Area

5,998 SF



Building Size

1,713 SF



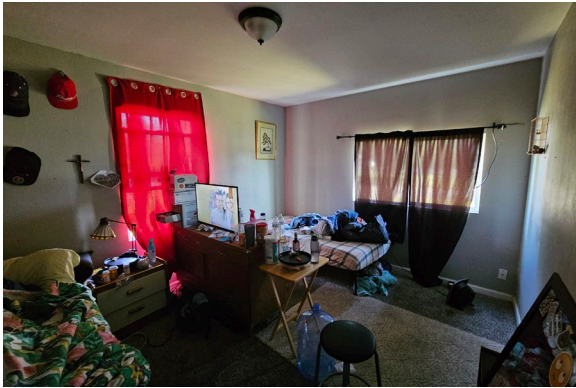
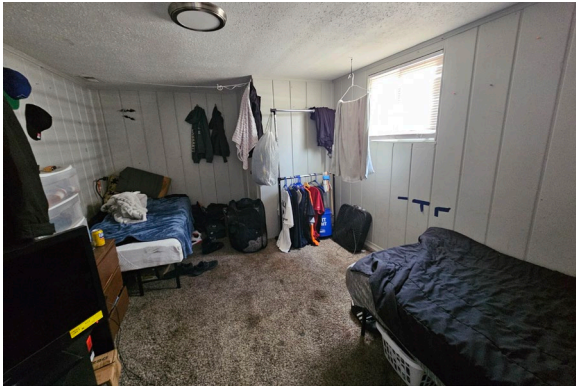
Parcel

01254



Zoning


RO1





INCOME	Lease Expires	Base Monthly Income
947 19 th Ave	Month to Month	\$2,850.00
Scheduled Gross Annual Income		\$34,200.00
Vacancy Factor (3%)		\$1,025.00
Effective (Adjusted) Gross Annual Income:		\$33,175.00
EXPENSES		
Property Taxes		\$2,733.00
Property Insurance		\$2,160.00
Electricity		Paid by the Tenant
Water/Sewer/Garbage		Paid by the Tenant
Landscaping		Paid by the Tenant
Repairs & Maintenance		\$0.00
Total Expenses		\$4,893.00
Net Operating Income (NOI)		\$28,281.00
CAP Rate		7.1%



 woodfordcre.com

 chris@woodfordcre.com

 (P)360.501.5500

 208 Vine St., Kelso, WA

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