

# FOURPLEX FOR SALE

1921 & 1923 Teresa Way  
Kelso, WA 98626

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**\$585,000**



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

**Lindsay Johnson**  
Licensed Assistant  
360.501.5500  
lindsay@woodfordcre.com







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





## ABOUT THE PROPERTY

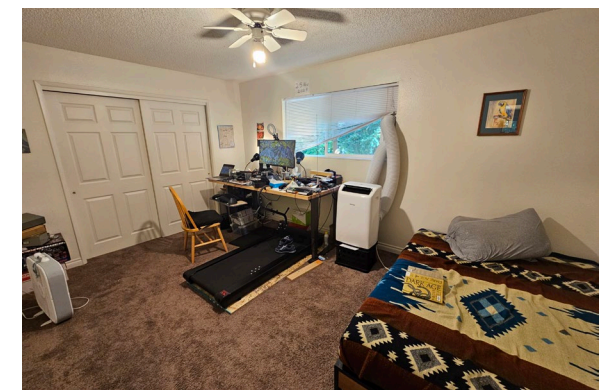
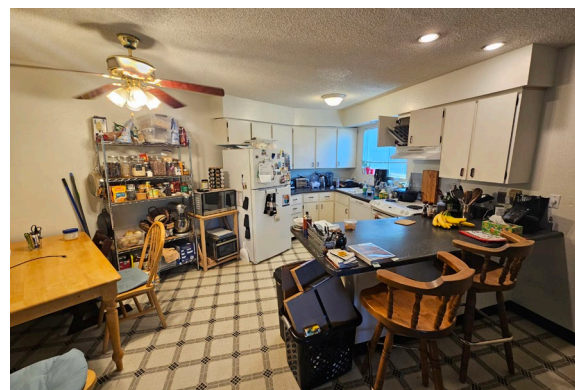
Explore a rare investment opportunity with this double duplex package in Kelso, ideally situated on a spacious 25,700 SF lot with a serene, wooded backdrop, at the end of a dead-end road. The lower duplex features a classic oversized side-by-side layout with two 1-bedroom, 1-bathroom units, each offering a covered patio and carport parking. The upper duplex offers a multilevel design, including one 2-bedroom, 2-bathroom unit and one 2-bedroom, 1-bathroom unit, with three car garage for covered parking. Each unit is equipped with laundry hook-ups for added convenience. With stable, long-term tenants already in place, this property generates consistent income and presents strong upside potential through value-add improvements and rent adjustments to match current market rates. Currently offered at a 6.0% cap rate and served by Kelso utilities, this is a solid opportunity for investors looking to grow their portfolio or secure a dependable income-producing asset. Don't miss out, contact us today for more information.

	Address	1921 & 1923 Teresa Way, Kelso WA 98626	
	Offering Price	\$585,000	
	Price Per SF	\$146.84	
	Total Land Area	25,700 SF	
	Building Size	3,984 SF;	1921 Teresa Way: 2,484 SF 1923 Teresa Way: 1,500 SF
	Parcel	24300200	



INCOME	Unit Type	SF	Lease Expires	Base Monthly Income
1921   Unit 1	2 Bed/2 Bath	1,242 SF		\$1,195.00
1921   Unit 2	2 Bed/1 Bath	1,242 SF		\$1,150.00
1923   Unit 1	1 Bed/1 Bath	750 SF		\$995.00
1923   Unit 2	1 Bed/1 Bath	750 SF		\$825.00
Scheduled Gross Annual Income				\$49,980.00
Vacancy Factor (3%)				\$1,500.00
Effective (Adjusted) Gross Annual Income:				\$48,480.00
EXPENSES				
Property Taxes				\$4,195.00
Property Insurance				\$1,126.00
Electricity			Paid by the Tenant	
Water/Sewer/Garbage				\$3,529.00
Landscaping				\$1,515.00
Repairs & Maintenance				\$2,914.00
Total Expenses				\$13,279.00
Net Operating Income (NOI)				\$35,201.00
















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

 [chris@woodfordcre.com](mailto:chris@woodfordcre.com)

 (P) 360.501.5500

 208 Vine St., Kelso, WA

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