FOURPLEX FOR SALE

264 N 2nd Street Kalama, WA 98625

\$599,900



www.woodfordcre.com

Chris Roewe

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ABOUT THE PROPERTY

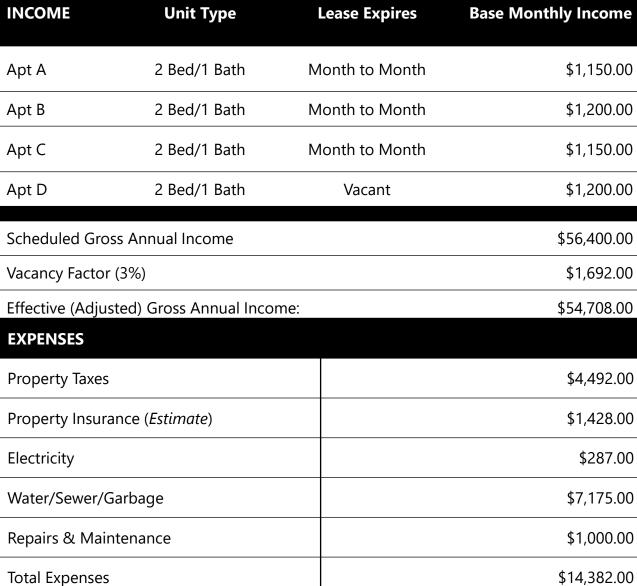
Rare multifamily opportunity located in Kalama with this well designed fourplex! Situated on a 10,498 SF lot just two blocks from downtown. Features Four 2 Bedroom/1 Bathroom Units, patios on bottom units, balconies on second floor units and an oversized parking lot in the back. Each unit is equipped with laundry hook-ups for added convenience, vaulted ceilings on upper floor units, large bedrooms, and oversized living rooms. Historically stable, long-term tenants 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 6.7% cap rate and served by Kalama utilities, this is a solid opportunity for investors looking to grow their portfolio or secure a dependable income-producing asset. Interior tours upon mutual acceptance. Call today for additional information.

	Address	264 N 2nd Street, Kalama, WA 98625
	Offering Price	\$599,900
\$	Price Per SF	\$181.00
7	Total Land Area	10,498 SF
	Building Size	3,300 SF Approximately
	Parcel	40126

\$40,326.00





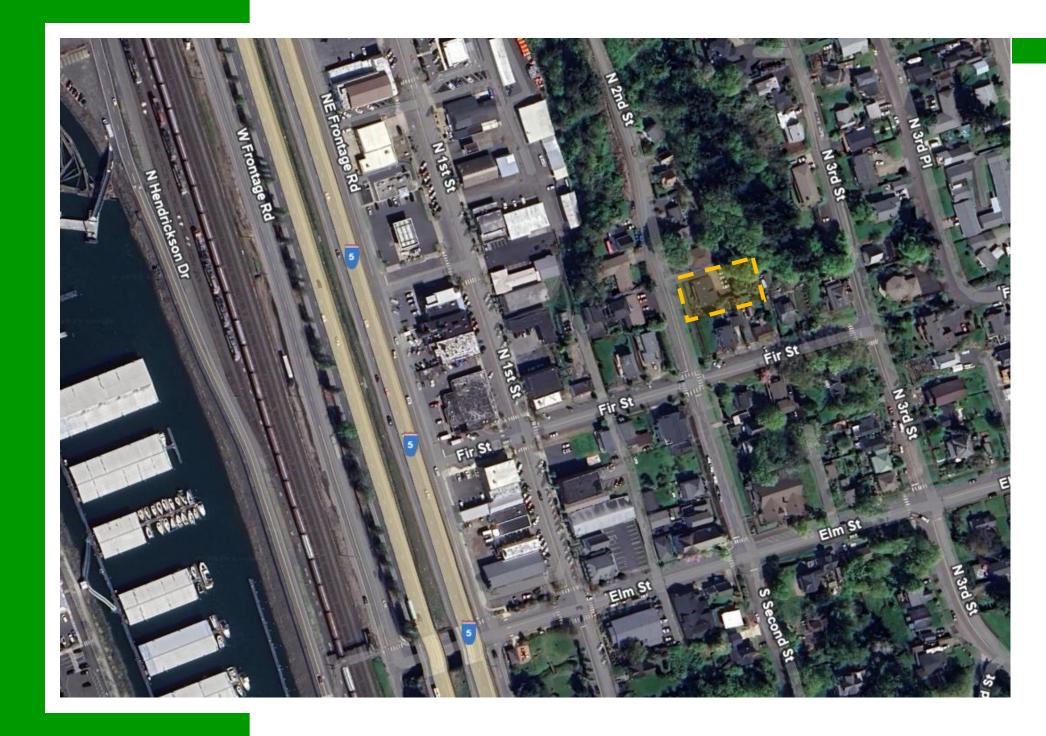


Net Operating Income (NOI)











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208 Vine St., Kelso, WA

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