



DUPLEX FOR SALE

97-99 Penny Lane
Kelso WA 98626

\$449,900



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

Hayden Wade
Licensed Assistant
360.501.5500
hayden@woodfordcre.com

www.woodfordcre.com



97-99 Penny Lane, Kelso WA 98626



ABOUT THE PROPERTY

Located in the sought-after area of Lexington, this duplex presents an attractive investment prospect, featuring a spacious layout and desirable amenities. The property features 3,019 SF of building space situated on a generous 9,261 SF lot. Each 2-story unit offers just over 1,509 SF with three bedrooms, two bathrooms, plus an attached single car garage, providing comfortable living space, fenced backyard, and convenient parking. Tenants are responsible for their own utilities, including water, sewer, garbage, electricity, and landscaping, helping simplify ownership. This duplex presents an excellent opportunity for investors seeking rental income or homeowners looking to live in one unit while generating additional income from the other. Call today for more details.



Address

97-99 Penny Lane, Kelso WA 98626



Offering Price

\$449,900

\$



Price Per SF

\$149.00



Total Land Area

9,261 SF



Building Size

3,019 SF (Excluded: 580 SF of Total Garage Space)



Parcel

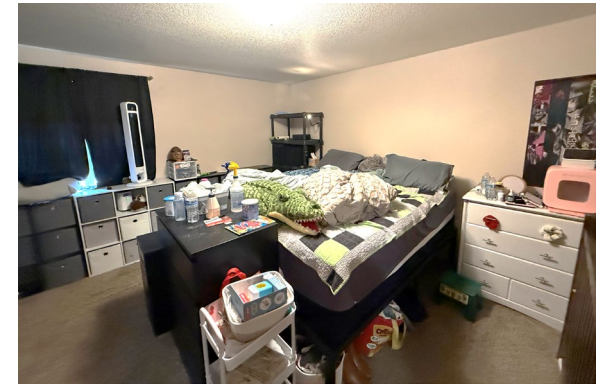
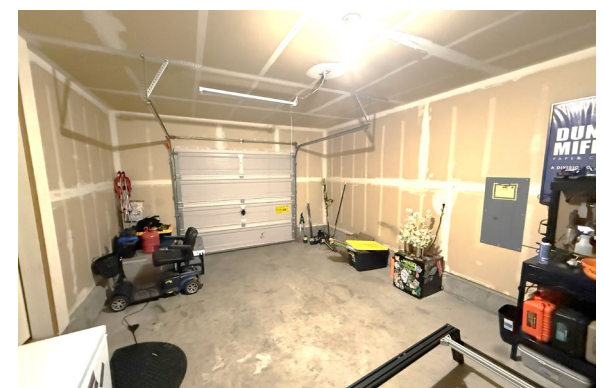
63174047



97-99 Penny Lane, Kelso WA 98626



INCOME	Unit Type	Lease Expires	Monthly Income
Unit 97	3 Bed/2 Bath	Month to Month	\$1,740.00
Unit 99	3 Bed/2 Bath	Month to Month	\$1,915.00
Gross Monthly Income			\$3,655.00
Gross Annual Income			\$43,860.00





 woodfordcre.com

 chris@woodfordcre.com

 (P) 360.501.5500

 208 Vine St., Kelso, WA

The information contained herein has been obtained from sources we understand to be reliable. Whilst we do not doubt its accuracy it has not been verified & we make no guarantees, warranty or representations about it. Any projections, opinions, assumptions or estimates used are for example only. You & your advisors should conduct a careful independent investigation of the property to determine the property's satisfaction to your needs.

© Woodford Commercial Real Estate.