

FOR SALE

360 22nd Ave

PROPERTY DEMOGRAPHICS

- PRICE: \$123,000
- TAX PARCEL ID: 03404
- POPULATION: 50,908 -3 Mile
- HOUSEHOLD: 20,446 - 3 Mile
- AVG. INCOME: \$55,645 -3 Mile



PROPERTY FEATURES

- Cash Flowing property!
- This duplex was built in 1998 and features 3 bedrooms and 1 bath per unit.
- Rents currently total \$1,450 per month which includes WSG, Tenant pays Elec.
- Great potential for upside with rent increases.
- Please do not disturb the tenants!



**For Further Information
Please Contact**

Chris Roewe | Partner
chrisroewe@hotmail.com

208 VINE ST

KELSO WA 98626

P 360.501.5500 ■ F 360.501.6051

www.woodfordcre.com

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.