

Client Medium

Multifamily

3/26/2024 1:19PM

**\$699,000**Status: **Active**

DOM: 13 /

List Date: 3/13/2024

MLS#: 24102746

Year Built: 1972 / REMOD

Acres: 0.13

**1014 W 23RD ST Vancouver, WA 98660**

XST/Dir: Corner of Markle and W 23rd Street

**Property Details:**

Waterfront:

Area: 11

Parking: 4

PTax/Yr: \$4,287.62 / 2023

Total # of Unit Type: 2

Lot Size: 5K-6,999SF

Approx Bldg SQFT: 2048

Lot Desc: CORNER, LEVEL

# Stories: 2

Roof: FLAT, RUBBER

**Comparable Information:**

Original Price: \$725,000



Newly remodeled duplex, 1024 sq ft on each side with 2 large bedrooms and 1.5 bathrooms, oversized 2 car garage can be used to make a third unit or build up to make a 4-Plex property! Large fenced side yard for entertainment! Walk to John Ball Park! Great investment opportunity with both sides vacant! Live on one side and rent out or Airbnb the other side!

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3/26/2024 1:19PM

**\$475,000**Status: **Active**

DOM: 53/

List Date: 2/2/2024

MLS#: 24253943

Year Built: 1978 / APPROX

Acres: 0.18

**3601 E 18TH ST Vancouver, WA 98661**

XST/Dir: Fourth Plain Blvd / Norris Rd / E 18th St / Back Unit

**Property Details:**

Waterfront:

Area: 12

Parking: 2

PTax/Yr: \$3,480.69 / 2023

Total # of Unit Type: 2

Lot Size: 7K-9,999SF

Approx Bldg SQFT:

Lot Desc:

# Stories: 1

Roof: COMP

**Comparable Information:**

Original Price: \$475,000



Welcome to this well maintained duplex in Vancouver! Each unit 2 bed/1 bath with long term tenants, dishwashers, refrigerators, and large fenced yards. Located in the heart of Vancouver, residents of this duplex enjoy easy access to a range of amenities, including shopping centers, parks, and schools. The property's strategic location makes it a sought-after option for those who value convenience and accessibility in their daily lives. Close to Walmart, bus lines, and more!

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3/26/2024 1:19PM

**\$439,900**Status: **Active**

DOM: 14/

List Date: 3/12/2024

MLS#: 24086746

Year Built: 1972 /

Acres:

**2400 E 13th ST Vancouver, WA 98661**

XST/Dir: Grand Blvd/ 13th St / Corner of X Street and 13th Street

**Property Details:**

Waterfront:

Area: 13

Parking:

PTax/Yr: \$3,331.86 / 2023

Total # of Unit Type: 2

Lot Size: 5K-6,999SF

Approx Bldg SQFT:

Lot Desc:

# Stories:

Roof:

**Comparable Information:**

Original Price: \$439,900

Great duplex in Vancouver! Two units each boasting 2 Bedrooms and 1 bath. Washer and Dryer Hookups and Patio Space. Close proximity to Clark College and Public Transportation. Rent out one unit and live in the other one! Excellent investment opportunity whether you're looking to add to your real estate portfolio or generate rental income. Don't miss the chance to make this duplex your next investment or home. DO NOT DISTURB TENANTS!

Client Medium

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3/26/2024 1:19PM

**\$999,000**Status: **Active**

DOM: 75 /

List Date: 1/11/2024

MLS#: 24290833

Year Built: 2021 / EXISTNG

Acres:

**708 GILLIS ST Vancouver, WA 98661**

XST/Dir: Exit 1C from I-5. Mill Plain West. Right on Gillis St.

### Property Details:

Waterfront:

Area: 13

Parking: 4

PTax/Yr: \$6,285.83 /

Total # of Unit Type: 2

Lot Size: 5K-6,999SF

Approx Bldg SQFT: 3296

Lot Desc: LEVEL

# Stories: 2

Roof: SHINGLE

### Comparable Information:

Original Price: \$1,049,000



Introducing a stunning contemporary duplex nestled in a prime location near downtown Vancouver, this exceptional property presents an ideal opportunity for both primary residence and investment purposes. Boasting a modern design, this two-year-old duplex features three bedrooms and two bathrooms on each side, offering a comfortable and spacious living experience. The property's strategic location provides quick access to luxurious shopping and dining options, enhancing the overall lifestyle for its occupants. Whether you're looking for a stylish and convenient primary residence or a lucrative investment, this duplex caters to both preferences seamlessly. Step inside to discover upgraded finishes that elevate the aesthetic appeal of the interior. The kitchen showcases sleek quartz countertops, combining functionality with a touch of luxury. Throughout the living spaces, premium LVP (Luxury Vinyl Plank) flooring adds a contemporary and durable touch, ensuring both style and practicality. Currently, the property enjoys the benefits of great tenants, providing a steady income stream for potential investors. Additionally, one side of the duplex is vacant, offering flexibility for those seeking to occupy the space as their primary residence or explore new leasing opportunities. This duplex is not just a home; it's an investment in a lifestyle. With its modern design, upgraded features, and proximity to downtown Vancouver's amenities, this property embodies the perfect blend of comfort and convenience. Don't miss the chance to own a contemporary duplex that promises a vibrant living experience and potential returns on investment. All utilities metered separately. LA related to seller.



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3/26/2024 1:19PM

**\$650,000**Status: **Active**

DOM: 33 /

List Date: 2/22/2024

MLS#: 24251470

Year Built: 1998 /

Acres:

**7309/7311 NE 14TH CT Vancouver, WA 98665**

XST/Dir: 72ND/HWY 99

**Property Details:**

Waterfront:

Area: 15

Parking: 1

PTax/Yr: \$4,823.88 /

Total # of Unit Type: 2

Lot Size: 7K-9,999SF

Approx Bldg SQFT: 2406

Lot Desc: LEVEL

# Stories: 2

Roof: COMP

**Comparable Information:**

Original Price: \$650,000



Step into a duplex that's nestled in a lively neighborhood where convenience meets comfort. This property is a hidden gem for both homeowners and investors, featuring units with practical layouts, private garages, and ample backyards. Its prime location is a stone's throw away from a diverse array of shops and restaurants, ensuring that lifestyle and leisure are always within easy reach. The duplex offers the flexibility to create a warm, inviting home or a highly desirable rental space. Embrace the opportunity to live or invest in a place where community vibes and accessibility converge, making every day effortlessly enjoyable.

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3/26/2024 1:19PM

**\$560,000**Status: **Active**

DOM: 5 /

List Date: 3/21/2024

MLS#: 24150412

Year Built: 2022 / EXISTNG

Acres:

**806 SW MAYER AVE Winlock, WA 98596**

XST/Dir: On E Walnut St. L SW Kerron St. L on Hining Ave. Stay to R it becomes W Front St. R Alder. L on Mayer

### Property Details:

Waterfront:

Area: 85

Parking: 1

PTax/Yr: \$3,451.43 / 2024

Total # of Unit Type: 2

Lot Size: 3K-4,999SF

Approx Bldg SQFT: 2388

Lot Desc: LEVEL

# Stories: 2

Roof: COMP

### Comparable Information:

Original Price: \$560,000

Almost brand new Duplex in the fast growing town of Winlock. 2-2bed 2.5 bath units! A great investment opportunity! Each unit has 1 car garage and fenced backyards. Mini split in both units. The main floor has open living area- kitchen with eat at bar & pantry, living room, dining room and half bath. Upstairs you will find the bedrooms along with laundry facilities and 2 bathrooms. Don't miss out on your chance to invest in this fast growing town located halfway between Portland & Olympia!

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3/26/2024 1:19PM

**\$570,000**Status: **Active**

DOM: 5 /

List Date: 3/21/2024

MLS#: 24291592

Year Built: 2022 / EXISTNG

Acres:

**810 SW MAYER AVE Winlock, WA 98596**

XST/Dir: On E Walnut St. L SW Kerron St. L on Hining Ave. Stay to R it becomes W Front St. R Alder. L on Mayer

### Property Details:

Waterfront:

Area: 85

Parking: 1

PTax/Yr: \$3,451.43 / 2024

Total # of Unit Type: 2

Lot Size: 3K-4,999SF

Approx Bldg SQFT: 2626

Lot Desc: LEVEL

# Stories: 2

Roof: COMP

### Comparable Information:

Original Price: \$570,000

Almost brand new Duplex in the fast growing town of Winlock. 1- 3 bed 2.5 bath unit and 1-2bed 2.5 bath unit A great investment opportunity! Each unit has 1 car garage and fenced backyards. Mini split in both units. The main floor has open living area- kitchen with eat at bar & pantry, living room, dining room and half bath. Upstairs you will find the bedrooms along with laundry facilities and 2 bathrooms. Don't miss out on your chance to invest in this fast growing town located halfway between Portland and Olympia.