

Multi-Family Client Multiline

**2716 S 256th Place, Kent, WA 98032-5550**

MLS#: **2403976** Status: **A**
 Area: **120** Stat Dt: **07/11/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Kent**
 Year Built: **1977** DOM: **66**
 # Unit: **4** # Story: **2**
 NOI: **\$** GAI: **\$**
 TR SqFt: **2,716** TMI: **\$2,950**
 View: **Territorial**
 Water:
 School Dist: **Kent**
 Compensation: **Request in Offer**
 Marketing
 Remarks:

List Price: **\$849,950**
 SqFt: **2,716**
 Lot Size: **.166 ac/7,220 sf**
 Project: **Western View Estates**
 CDOM: **66**
 Parking: **6**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **9292900250**
 Ann Tax: **\$7,290.00**

Excellent Investment Opportunity! Don't miss this well-maintained 4-unit multifamily property located at the end of a quiet dead-end street. This versatile property features: Two 2-bedroom, 1-bath units and Two 1-bedroom, 1-bath units. A well-balanced unit mix ideal for steady rental income. Key improvements include a new roof, windows, siding, and gutters (10 yrs ago). Upper units are vacant, freshly painted, and recently updated. Each upper-level unit have decks, while lower units enjoy patio access. Two assigned spaces for each 2-bedroom unit, and 1 assigned space for each 1-bedroom unit. Close to everything this property is an ideal addition to any investment portfolio. Don't wait opportunities like this don't last!

**21825 30th Ave S, Des Moines, WA 98198**

MLS#: **2395547** Status: **A**
 Area: **120** Stat Dt: **06/23/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Des Moines**
 Year Built: **1969** DOM: **87**
 # Unit: **4** # Story: **2**
 NOI: **\$63,219** GAI: **\$90,960**
 TR SqFt: **4,920** TMI: **\$7,580**
 View:
 Water:
 School Dist: **Highline**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$1,199,000**
 SqFt: **4,920**
 Lot Size: **.183 ac/7,980 sf**
 Project: **Gem The Add To Des Moines**
 CDOM: **87**
 Parking: **12**
 Gen Zone:
 New Cnstr:
 TaxID: **2724201290**
 Ann Tax: **\$12,413.00**

Grab this rare opportunity to own a beautifully maintained, income-generating Des Moines 4-plex just minutes from everything! Each spacious 1,200 sq. ft. unit features 2 beds/1.5 baths, and two levels of well-designed living space. Two of the four units have been recently updated with new carpet, luxury vinyl plank flooring & fresh interior paint. Added tenant perks include a new card-operated washer/dryer in the shared laundry room and ample on-site parking. All tenants have been given notice of 4% rent increase at next renewal. All utilities billed back to tenants. Whether looking to expand your investment portfolio or start with a strong, low-maintenance property this fully occupied, cash-flowing 4-plex is ready to deliver!

**10041 15th Ave SW, Seattle, WA 98146**

MLS#: **2386972** Status: **A**
 Area: **130** Stat Dt: **06/03/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **White Center**
 Year Built: **1941** DOM: **104**
 # Unit: **2** # Story: **2**
 NOI: **\$18,359** GAI: **\$18,359**
 TR SqFt: **2,250** TMI: **\$2,950**
 View:
 Water:
 School Dist: **Highline**
 Compensation: **Request in offer%**
 Marketing
 Remarks:

List Price: **\$625,000**
 SqFt: **2,250**
 Lot Size: **.122 ac/5,300 sf**
 Project: **State Addition**
 CDOM: **104**
 Parking: **3**
 Gen Zone:
 New Cnstr:
 TaxID: **7973202700**
 Ann Tax: **\$5,241.00**

Rare opportunity for a nice property with a zoning that will allow for many uses. House has newer roof, furnace, exterior paint and double pane windows. Detached warehouse style building with 1/2 bath. Tenants are month to month and pay all utilities.

**15002 4th Ave S, Burien, WA 98148**

MLS#: **2432512** Status: **A**
 Area: **130** Stat Dt: **09/11/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Burien**
 Year Built: **1955** DOM: **4**
 # Unit: **2** # Story: **1**
 NOI: **\$35,580** GAI: **\$35,580**
 TR SqFt: **1,400** TMI: **\$2,965**

List Price: **\$629,000**
 SqFt: **1,400**
 Lot Size: **.142 ac/6,199 sf**
 Project:
 CDOM: **4**
 Parking: **7**
 Gen Zone:
 New Cnstr:

View:
 Water:
 School Dist: **Highline**
 Compensation: **3.0%**

TaxID: **1760600287**
 Ann Tax: **\$5,617.00**

Marketing
 Remarks: **Low maintenance duplex with development potential! Perfect for first-time investor or owner occupant or buy & redevelop with new zoning opportunities. One story building with two units (Unit A -- 2 bed, 1 bath and Unit B -- 1 bed, 1 bath). Lot is flat and has ample off street parking on corner lot. This central Burien location offers convenient access to schools, South Center, SeaTac Airport, I-5, I-405, 509, HWY 518 and buses - easy to rent & easy to manage. New MU-1 zoning accommodates low rise scale mixed use commercial and multi-family uses central to established neighborhood hubs - lots of potential to add units or redevelop.**

**13348 32nd Ave S, Tukwila, WA 98168**

MLS#: **2424443** Status: **A**
 Area: **130** Stat Dt: **08/22/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Tukwila**
 Year Built: **1952** DOM: **24**
 # Unit: **2** # Story: **1**
 NOI: **\$32,951** GAI: **\$42,000**
 TR SqFt: **1,770** TMI: **\$3,500**

List Price: **\$799,000**
 SqFt: **1,770**
 Lot Size: **.200 ac/8,696 sf**
 Project:
 CDOM: **24**
 Parking: **4**
 Gen Zone:
 New Cnstr:

View: **Territorial**
 Water:
 School Dist: **Tukwila**
 Compensation: **2.5%**

TaxID: **152304-9139**
 Ann Tax: **\$6,349.00**

Marketing
 Remarks: **Gorgeous home in the heart of Tukwila features 4 bedrooms and 2 baths and a Detached ADU with 1 Bed and 1 Bath. Primary home and DADU tenant occupied. Primary home is 1170 sq ft and DADU is 600 sq ft. DADU just renovated with LVP flooring and upgraded finishes. Home features gorgeous level back yard with plenty of space for recreation with a 8,696 Sq Ft lot, the home is sits on a beautiful corner lot with plenty of space. Easy access to I-5/I-405 make it extremely convenient location. Right next to Lightrail Station.**

**2305 S 116th Place, Burien, WA 98168**

MLS#: **2405249** Status: **A**
 Area: **130** Stat Dt: **07/09/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Riverton**
 Year Built: **1979** DOM: **68**
 # Unit: **4** # Story: **2**
 NOI: **\$34,790** GAI: **\$42,478**
 TR SqFt: **2,800** TMI: **\$4,085**

List Price: **\$849,999**
 SqFt: **2,300**
 Lot Size: **.172 ac/7,500 sf**
 Project:
 CDOM: **68**
 Parking: **6**
 Gen Zone:
 New Cnstr:

View: **Territorial**
 Water:
 School Dist: **Highline**
 Compensation: **2%**

TaxID: **0923049355**
 Ann Tax: **\$6,541.00**

Marketing
 Remarks: ***House hackers alert* The perfect house for investment property is right here. 6 bedrooms, 5 bathrooms, 4 kitchens, 4 living rooms, 4 separate entries to each floor plan & all situated on a 7500 sq ft lot with option to purchase the land next dr. 50 yr metal roof custom metal handrail on deck, fully fenced yard, newer quartz countertops & soft closet cabinets/drawers, 3 year old blacktop driveway, 80-gal hybrid water heater & heat pump, ready for you to offer shared housing w your friends, AIRBNB/short term rental, or use for your in home business**

**10201 17th Ave SW, Seattle, WA 98146**

MLS#: **2390640** Status: **A**
 Area: **130** Stat Dt: **06/12/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **White Center**
 Year Built: **1979** DOM: **95**
 # Unit: **2** # Story: **1**
 NOI: **\$60,480** GAI: **\$75,852**
 TR SqFt: **1,660** TMI: **\$6,450**
 View:
 Water:
 School Dist: **Highline**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$990,000**
 SqFt: **1,660**
 Lot Size: **.123 ac/5,363 sf**
 Project: **Regal Heights**
 CDOM: **95**
 Parking: **6**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **721140-1675**
 Ann Tax: **\$8,679.00**

Sharp renovated duplex with outstanding rental earnings. Situated between West Seattle and Burien, this location enjoys easy drives to all points North, South, East, SeaTac 15 minutes, downtown Seattle & Bellevue 25 minutes. Community offers numerous restaurants, Westwood Shopping Center, KC Library, boutique eateries, bars, and super markets. 10203 on annual lease and 10201 operating as a short-term-rental. Add units to current home or build new on this 5.363 sq ft lot zoned R-48 Fully fenced, low maintenance landscape, mini-split a/c, each unit has washer/dryer, off street parking for 4-6 cars. Close on this and receive day one income while you plan future expansion. Or, live one side, rent out the other. Please do not disturb tenants.

**13041 12th Ave SW, Burien, WA 98146**

MLS#: **2417594** Status: **A**
 Area: **130** Stat Dt: **08/11/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Burien**
 Year Built: **1966** DOM: **35**
 # Unit: **4** # Story: **2**
 NOI: **\$54,473** GAI: **\$**
 TR SqFt: **3,690** TMI: **\$6,800**
 View:
 Water:
 School Dist: **Highline**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$1,025,000**
 SqFt: **3,690**
 Lot Size: **.179 ac/7,810 sf**
 Project: **Smith V Hugo Five Acre**
 CDOM: **35**
 Parking: **10**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **7835800197**
 Ann Tax: **\$10,007.00**

Income, lifestyle, and location in one! Investor-ready mid-century 4-plex in the high-demand Burien corridor—ideal for house-hack, multi-generational, or pure rental income. Three 2BR/1BA (~1,000 SF) units and one 1BR/2BA (~700 SF) unit, each with wood-burning fireplace, private covered patio, and 2 parking spaces; upper units feature vaulted ceilings. Two refreshed units are vacant—ready for market-rate lease-up, value-add management, or owner occupancy. Landscaped exterior with shared outdoor space. Possible FHA/conventional financing from 3.5% down (buyer to verify). Walk to shops, dining, and Seahurst Park; steps to RapidRide H Line, minutes to Sea-Tac, and I-5/509.

**15645 42nd Ave S, Tukwila, WA 98188**

MLS#: **2404246** Status: **A**
 Area: **130** Stat Dt: **07/08/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Tukwila**
 Year Built: **1968** DOM: **69**
 # Unit: **4** # Story: **2**
 NOI: **\$56,618** GAI: **\$78,720**
 TR SqFt: **3,700** TMI: **\$6,560**
 View:
 Water:
 School Dist: **Tukwila**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$1,095,000**
 SqFt: **3,700**
 Lot Size: **.232 ac/10,092 sf**
 Project: **Sunnydale Gardens 01**
 CDOM: **69**
 Parking: **7**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **8108600875**
 Ann Tax: **\$10,525.00**

Three units are currently rented to long-term tenants, while Unit 4 is updated and vacant—ideal for an owner-occupant to take advantage of FHA or VA financing, or assume the current low-rate loan! Ideally located just 20 minutes from downtown Seattle. Each unit is approximately 900 sq ft and features 2 bedrooms, 1 bathroom, a wood-burning fireplace, and dedicated parking. The property has a total of 7 parking spaces: 3 carports, 1 garage, and 3 open spots. Shared coin-operated laundry on-site. Originally remodeled in 1992, Units 2 and 4 have had new floors within the last two years. Conveniently located just a 16-minute walk to the light rail station, 10 minutes to Southcenter Mall, and close to parks and grocery stores.

**12644 Des Moines Memorial Dr S, Burien, WA 98168**

MLS#:	2413516	Status:	A	List Price:	\$1,100,000
Area:	130	Stat Dt:	07/28/2025		
Sub Prop:	Multi-Family	SqFt:	4,060		
Style Code:	53 - Tri-plex	Lot Size:	.546 ac/23,784 sf		
Community:	Boulevard Park	Project:			
Year Built:	1946	CDOM:	49		
# Unit:	3	# Story:	1	Parking:	20
NOI:	\$24,148	GAI:	\$28,800	Gen Zone:	Commercial
TR SqFt:	4,060	TMI:	\$2,400	New Cnstr:	
View:					
Water:				TaxID:	0985001245
School Dist:	Highline			Ann Tax:	\$4,652.00
Compensation:	2.5%				
Marketing					
Remarks:	Great C1 zoned property good for mix use of retail and residential on a nice level Street to street lot. Besides the houses and retail building theirs plenty of open space for storage of vehicles, boats etc. to generate more income. Close to many nice area amenities, North Sea-Tac park, soccer & baseball fields, walking trails and kids play area. Two golf courses within a mile and a half. Did I mention easy quick access to Sea-Tac airport and freeways. Seller says bring all offers.				

**15609 8th Ave SW, Burien, WA 98166**

MLS#:	2392416	Status:	A	List Price:	\$1,199,988
Area:	130	Stat Dt:	06/18/2025		
Sub Prop:	Multi-Family	SqFt:	3,696		
Style Code:	54 - 4-Plex	Lot Size:	.175 ac/7,627 sf		
Community:	Burien	Project:	Cedar Apartments		
Year Built:	1984	CDOM:	89		
# Unit:	4	# Story:	2	Parking:	8
NOI:	\$59,296	GAI:	\$79,800	Gen Zone:	See Remarks
TR SqFt:	3,600	TMI:	\$6,690	New Cnstr:	
View:	Territorial				
Water:				TaxID:	121800-0060
School Dist:	Highline			Ann Tax:	\$9,705.64
Compensation:	3%				
Marketing					
Remarks:	Fantastic income property in the heart of Burien! This well-maintained 4-plex offers four large 2-bedroom units—3 with en-suite ¾ baths. Unit 1 was fully remodeled in 2023. All units feature fireplaces, private decks or patios, and double-pane windows. Fresh exterior paint, new landscaping, and a newly striped parking lot with 8 off-street spaces. Shared coin-op laundry adds opportunity for extra income. No vacancies in 18 years—a true testament to its desirability. Prime location with a 91 Walk Score, just steps to Olde Burien, Town Center, shopping, dining, and more. Ideal for investors or owner-occupants looking for a stable, turnkey property in a high-demand area.				

**259 S 156th St #1-4, Burien, WA 98148**

MLS#:	2397867	Status:	A	List Price:	\$1,275,000
Area:	130	Stat Dt:	06/25/2025		
Sub Prop:	Multi-Family	SqFt:	3,804		
Style Code:	54 - 4-Plex	Lot Size:	.210 ac/9,147 sf		
Community:	Burien	Project:			
Year Built:	1964	CDOM:	82		
# Unit:	4	# Story:	1	Parking:	18
NOI:	\$75,120	GAI:	\$94,800	Gen Zone:	
TR SqFt:	3,804	TMI:	\$7,900	New Cnstr:	
View:					
Water:				TaxID:	2023049494
School Dist:	Highline			Ann Tax:	\$10,380.00
Compensation:	2.5%				
Marketing					
Remarks:	Rare investment opportunity in Burien with strong rental history. Here's your chance to own this amazing 4-plex. These units are spacious, centrally located and situated on a large level corner lot with 18 uncovered parking spaces. All units are 2-Bed, 1-Bath with private patio and washer/dryers in each unit roughly 831-856 sq.ft. units. Conveniently located, minutes from DT Seattle, Sea-Tac Airport, Schools, Parks, Shopping & Transit, plus easy and quick access to I-5, HWY 99, 509. This parcel is zoned MU-1(Multi-use-1), allowing up to 5 stories to be built. This turnkey property is a solid long term investment with endless potential.				

**10653 10655 22nd Place S, Seattle, WA 98168**

MLS#:	2433334	Status:	A	List Price:	\$1,377,500
Area:	130	Stat Dt:	09/13/2025	SqFt:	2,920
Sub Prop:	Multi-Family			Lot Size:	.160 ac/6,970 sf
Style Code:	53 - Tri-plex			Project:	
Community:	Boulevard Park			CDOM:	158
Year Built:	1946	DOM:	2	Parking:	8
# Unit:	3	# Story:	2	Gen Zone:	
NOI:	\$5,746	GAI:	\$	New Cnstr:	
TR SqFt:	2,920	TMI:	\$7,000		
View:	Territorial			TaxID:	042304-9122
Water:				Ann Tax:	\$931.33
School Dist:	Highline				
Compensation:	2%				
Marketing	Exceptional Investment Opportunity in South Seattle! Three neighboring homes on two separate parcels—available together for one owner. This rare setup offers flexibility to rent, sell, condominium-ize, or occupy individually. Each home has its own water and electrical meter and services. One home was newly—built in 2024, offering modern finishes and turnkey appeal. Other two houses were remodeled in 2018. All furnishing are included so the new owner can continue with the on-going short/mid term rentals into the busy summer season. New owner can also live in one house and have the income from the other houses to cover a big part of the mortgages. If condominium is recorded at the County, new owner can immediately sell three houses separately				
Remarks:					

**13025 Ambaum Blvd SW, Burien, WA 98146**

MLS#:	2413442	Status:	A	List Price:	\$1,495,500
Area:	130	Stat Dt:	07/28/2025	SqFt:	4,710
Sub Prop:	Multi-Family			Lot Size:	.354 ac/15,418 sf
Style Code:	53 - Tri-plex			Project:	
Community:	North Burien			CDOM:	49
Year Built:	1923	DOM:	49	Parking:	11
# Unit:	3	# Story:	2	Gen Zone:	
NOI:	\$47,441	GAI:	\$47,441	New Cnstr:	
TR SqFt:	4,710	TMI:	\$5,000		
View:	Territorial			TaxID:	1823049035
Water:				Ann Tax:	\$9,959.00
School Dist:	Highline				
Compensation:	no offer of compensation				
Marketing	Two tax parcels. Duplex on one and large shop garage on the other. Good for owner occupied. Zoning allows for high density multi use development. Street to street lot.				
Remarks:					

**12210 12300 Ambaum Blvd SW #1-52, Burien, WA 98146**

MLS#:	2419486	Status:	A	List Price:	\$10,400,000
Area:	130	Stat Dt:	08/12/2025	SqFt:	33,592
Sub Prop:	Multi-Family			Lot Size:	1.150 ac/50,100 sf
Style Code:	56 - 10+ Units			Project:	
Community:	Burien			CDOM:	34
Year Built:	2014	DOM:	34	Parking:	62
# Unit:	4	# Story:	3	Gen Zone:	
NOI:	\$584,374	GAI:	\$987,353	New Cnstr:	
TR SqFt:	33,592	TMI:	\$86,527		
View:	City, Territorial			TaxID:	3744600333
Water:				Ann Tax:	\$120,782.00
School Dist:	Highline				
Compensation:	1.25%				
Marketing	Ambaum Place I & II, luxury meets growth potential. In-place cap rate of 5.6%, Market Cap 6.3%-room to increase your revenue. Constructed in 2014 & 2018. 52 units, 6 floor plans, 20 studios, 12 one-bedroom/one-bath units, 17 two-bedroom/two-bath units, and 3 three-bedroom/two-bath units, double- or triple-pane windows, LED Lighting, in-unit laundry, private balconies or patios in Ambaum Place II, 62 parking spaces. Both buildings must be purchased together, yet they offer the flexibility of separate financing options, Controlled Access, Fitness Center & play ground, picnic area, plus 2-500-SF office spaces. 10 minutes from the Sea-Tac airport, minutes to 509, I-5, 90, and 405, connected to link light rail and sounder commuter rail, 20 minutes to Seattle.				
Remarks:					

**815 S Rose St #A, Seattle, WA 98108**

MLS#: **2431015** Status: **A**
 Area: **140** Stat Dt: **09/08/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **South Park**
 Year Built: **1918** DOM: **24**
 # Unit: **2** # Story: **2**
 NOI: **\$** GAI: **\$**
 TR SqFt: **2,260** TMI: **\$**
 View: **Territorial**

List Price: **\$599,950**
 SqFt: **2,260**
 Lot Size: **.038 ac/1,636 sf**
 Project: **815 S Rose St Owner Assoc**
 CDOM: **24**
 Parking: **0**
 Gen Zone:
 New Cnstr:
 TaxID: **7883603TBD**
 Ann Tax: **\$5,253.00**

Water:
 School Dist: **Seattle**
 Compensation: **2.5%**
 Marketing
 Remarks: **What a find in this updated charmer on a quiet tree-lined street. Beautiful & pristine hardwood floors, arched doorways, and classic 2bed/1bath floorplan on the main level. Updated kitchen with quartz counters, newer cabinets, and bright dining room. Upper level laundry. Lower level apartment with full kitchen, 3 bedrooms, and 2 additional bathrooms. Lower ceiling standard height, ideal for smaller stature. Or reconnect interior stairs. Newer roof, siding, sewer line...all the hard work has been done. Steps from rejuvenated local park & community center, minutes to 509 & Boeing, easy access to Downtown Seattle & the airport. Multiple transit routes—making commuting a breeze. Embrace living in one of Seattle's fastest-growing neighborhoods.**

**3843 22nd Ave SW, Seattle, WA 98106**

MLS#: **2227335** Status: **A**
 Area: **140** Stat Dt: **05/07/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Delridge**
 Year Built: **1918** DOM: **472**
 # Unit: **2** # Story: **3**
 NOI: **\$17,911** GAI: **\$30,540**
 TR SqFt: **1,080** TMI: **\$2,545**
 View: **Bay**

List Price: **\$599,999**
 SqFt: **1,080**
 Lot Size: **.092 ac/4,000 sf**
 Project:
 CDOM: **472**
 Parking: **0**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **2848700275**
 Ann Tax: **\$5,883.00**

Water:
 School Dist: **Seattle**
 Compensation: **2.5%**
 Marketing
 Remarks: **Great Opportunity For Owner Occupied Duplex or continue to rent both units. Excellent investment opportunity in very desirable Delridge neighborhood. Territorial And Sound Views! Light rail coming, quiet Dead End Street with good parking! Seconds To Easy Access to Downtown and West Seattle. Buy for rental unit or buyer to verify for new construction. Basement boasts tons of storage. Each unit has a westward facing deck!**

**547 S Sullivan St, Seattle, WA 98108**

MLS#: **2432506** Status: **A**
 Area: **140** Stat Dt: **09/11/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **South Park**
 Year Built: **1905** DOM: **4**
 # Unit: **2** # Story: **1**
 NOI: **\$37,405** GAI: **\$45,864**
 TR SqFt: **1,250** TMI: **\$3,822**
 View: **Territorial**

List Price: **\$685,000**
 SqFt: **1,250**
 Lot Size: **.103 ac/4,500 sf**
 Project:
 CDOM: **4**
 Parking: **2**
 Gen Zone:
 New Cnstr:
 TaxID: **7883600700**
 Ann Tax: **\$4,728.00**

Water:
 School Dist: **Seattle**
 Compensation: **2%**
 Marketing
 Remarks: **Adorable 2 units are turn key, fully rented, w/great cash flow. It is also 1 of the last 2 last parcels in the neighborhood awaiting new development (LR3 Zoning). The front property is a cozy 2b 1ba & the back has a 1b 1ba Cottage. Both are updated, well laid out, w/appliances. Units have fresh paint, & new fencing. Dead-end street w/ plentiful parking. Adjacent 551 Sullivan St is also for sale, making this a fantastic investment w/side by side properties. Beautiful South Park is nestled between West Seattle and Georgetown with its own ecosystem of breweries, restaurants, library & parks. Walk to it all. Enjoy the cash flow or get paid during permitting and build! Builders Capital offers fantastic funding!**

**2413 SW Graham St, Seattle, WA 98106**

MLS#: **2430883** Status: **A**
 Area: **140** Stat Dt: **09/10/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Delridge**
 Year Built: **1943** DOM: **5**
 # Unit: **2** # Story: **2**
 NOI: **\$40,693** GAI: **\$51,037**
 TR SqFt: **2,400** TMI: **\$4,637**
 View: **Territorial**

List Price: **\$799,000**
 SqFt: **2,400**
 Lot Size: **.114 ac/4,970 sf**
 Project:
 CDOM: **166**
 Parking: **4**
 Gen Zone:
 New Cnstr:

Water:
 School Dist: **Seattle**
 Compensation: **2.5%**

TaxID: **3438501467**
 Ann Tax: **\$6,935.00**

Marketing
 Remarks: **Great investment opportunity in quickly developing West Seattle. This duplex features 4 bedroom 1 bath (1,200 sq ft) upper unit and 3 bedroom 1 bath (1,200 sq ft) lower unit. Solid rental history and occupied, with total monthly income \$4637. Updated lower unit with newer flooring, paint, and windows. Many newer appliances: Upper unit - water heater, dryer, range. Lower unit - refrigerator, dryer, washer, and range. Located on a quiet dead-end street, just steps from green space with walking trail, bus stops, and Boren STEM K-8 school.**

**4745 Delridge Wy SW, Seattle, WA 98106**

MLS#: **2346504** Status: **A**
 Area: **140** Stat Dt: **03/18/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **Delridge**
 Year Built: **1957** DOM: **181**
 # Unit: **3** # Story: **2**
 NOI: **\$** GAI: **\$**
 TR SqFt: **2,350** TMI: **\$**
 View:

List Price: **\$830,000**
 SqFt: **2,350**
 Lot Size: **.114 ac/4,960 sf**
 Project: **Cottage Grove 02**
 CDOM: **504**
 Parking: **4**
 Gen Zone:
 New Cnstr:

Water:
 School Dist: **Seattle**
 Compensation: **2.5%**

TaxID: **1773100135**
 Ann Tax: **\$7,488.00**

Marketing
 Remarks: **Hard to find Multi unit fixer in the Delridge area! This tri-plex needs a great deal of work to get top rent, or just do the minimum to bring it up to a reasonable living standard and hold onto it for the increasing development potential! Surrounded by 3 story Million dollar +/- condos in the a nice developing area of West Seattle.**

**6968 24th Ave SW, Seattle, WA 98106**

MLS#: **2340409** Status: **A**
 Area: **140** Stat Dt: **08/25/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **Highland Park**
 Year Built: **1941** DOM: **189**
 # Unit: **3** # Story: **2**
 NOI: **\$** GAI: **\$**
 TR SqFt: **2,800** TMI: **\$**
 View: **Territorial**

List Price: **\$975,000**
 SqFt: **2,800**
 Lot Size: **.177 ac/7,700 sf**
 Project: **Homecroft**
 CDOM: **189**
 Parking: **10**
 Gen Zone:
 New Cnstr:

Water: **Creek**
 School Dist: **Seattle**
 Compensation: **2.5%**

TaxID: **3438502390**
 Ann Tax: **\$3,905.00**

Marketing
 Remarks: **NEW PRICE - BUY NOW! West Seattle's Highland Park neighborhood offers a Unique 6Bd/4Ba Home: Live in as SF, Rental or utilize as Multi-Generational Living. Main Home is First Floor Unit A: 3Bd/2Ba w/Liv/Din/Kit/Primary Suite + Covered Front Porch & 4 Parking Spaces. Drive around back to enter 2 Sep Units. ADU B: 2Bd/1Ba, Liv/Din/Kit/Front & Back Entries. ADU C: 1Bd/1Ba Great Rm w/Kitchen. All Units =Tons of Parking, Updated Kitchens & Baths, Comp Roof, Paint In & Out, Vinyl Windows, Laminate Floors, Fluffy Carpets, Updated Lighting, Custom Tile Showers, SS Appliances, Laundry Hookups. Gravel Parking Area/Cedar Fencing/Sod/Bark/Porches/Walkways. Each Unit w/own H2O tank & Electrical Panel. Large Backyard can accommodate gatherings.**

**10201 17th Ave SW, Seattle, WA 98146**

MLS#: **2412109** Status: **A**
 Area: **140** Stat Dt: **07/24/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **West Seattle**
 Year Built: **1979** DOM: **95**
 # Unit: **2** # Story: **1**
 NOI: **\$60,480** GAI: **\$75,852**
 TR SqFt: **1,660** TMI: **\$6,450**
 View:
 Water:
 School Dist: **Highline**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$990,000**
 SqFt: **1,660**
 Lot Size: **.123 ac/5,363 sf**
 Project: **Regal Heights**
 CDOM: **95**
 Parking: **6**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **721140-1675**
 Ann Tax: **\$8,679.00**

Sharp renovated duplex with outstanding rental earnings. Situated between West Seattle and Burien, this location enjoys easy drives to all points North, South, East, SeaTac 15 minutes, downtown Seattle & Bellevue 25 minutes. Community offers numerous restaurants, Westwood Shopping Center, KC Library, boutique eateries, bars, and super markets. 10203 on annual lease and 10201 operating as a short-term-rental. Add units to current home or build new on this 5.363 sq ft lot zoned R-48 Fully fenced, low maintenance landscape, mini-split a/c, each unit has washer/dryer, off street parking for 4-6 cars. Close on this and receive day one income while you plan future expansion. Or, live one side, rent out the other. Please do not disturb tenants.

**6705 Delridge Wy SW, Seattle, WA 98106**

MLS#: **2432571** Status: **A**
 Area: **140** Stat Dt: **09/11/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **High Point**
 Year Built: **1957** DOM: **4**
 # Unit: **4** # Story: **1**
 NOI: **\$23,209** GAI: **\$47,310**
 TR SqFt: **2,360** TMI: **\$4,140**
 View:
 Water:
 School Dist: **Seattle**
 Compensation: **2.5%%**
 Marketing
 Remarks:

List Price: **\$1,100,000**
 SqFt: **2,360**
 Lot Size: **.182 ac/7,936 sf**
 Project:
 CDOM: **4**
 Parking: **4**
 Gen Zone:
 New Cnstr:
 TaxID: **190000-0014**
 Ann Tax: **\$8,276.00**

Investment Opportunity with Owner-Occupant Option Lena Apartments is a well-maintained 4-unit building in the High Point neighborhood of West Seattle, offering stable income today and significant upside potential tomorrow. Each unit is a 1-bedroom, 1-bath layout with hardwood floors, efficient kitchens, and access to outdoor space. Located in High Point High Lena Apartments offers strong investment potential, with average home values around \$660,000 and steady annual growth of about 3%. The area stands out for its professional demographic, with over half of residents working in managerial or professional roles, and its median household income exceeding 75% of U.S. neighborhoods, highlighting both economic stability and upward mobility.

**551 S Sullivan St, Seattle, WA 98108**

MLS#: **2432505** Status: **A**
 Area: **140** Stat Dt: **09/11/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **South Park**
 Year Built: **2003** DOM: **4**
 # Unit: **3** # Story: **2**
 NOI: **\$70,775** GAI: **\$86,952**
 TR SqFt: **2,760** TMI: **\$7,246**
 View: **Territorial**
 Water:
 School Dist: **Seattle**
 Compensation: **2%**
 Marketing
 Remarks:

List Price: **\$1,100,000**
 SqFt: **2,760**
 Lot Size: **.103 ac/4,500 sf**
 Project:
 CDOM: **4**
 Parking: **3**
 Gen Zone:
 New Cnstr:
 TaxID: **7883600710**
 Ann Tax: **\$7,477.00**

This property has it all - location, 3 turn key units, full occupancy, great cash flow. It is also 1 of the last 2 last parcels in the neighborhood awaiting new development (LR3 Zoning). Units are well laid out, sunny, w/appliances. The 2003-built Duplex has (2) 1200sf 3bed/1bath units. Backyard Cottage is adorable 1B1Ba w/ dedicated parking, private yard, large shed. Dead-end street w/ plentiful parking. Adjacent is a large, city-owned lot to enjoy. Beautiful South Park is nestled between W Seattle & Georgetown w/ ecosystem of breweries, restaurants, library & parks. Walk it all! Reference 547 Sullivan next door, also for sale. RRIO & Seattle Housing Authority Compliant. Enjoy cash flow or build! Builders Capital offers great funding!

**8440 Delridge Way SW, Seattle, WA 98106**

MLS#: **2418028** Status: **A**
 Area: **140** Stat Dt: **08/06/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Westwood**
 Year Built: **1987** DOM: **40**
 # Unit: **4** # Story: **2**
 NOI: **\$58,628** GAI: **\$77,463**
 TR SqFt: **3,460** TMI: **\$6,845**

List Price: **\$1,250,000**
 SqFt: **3,460**
 Lot Size: **.119 ac/5,199 sf**
 Project:
 CDOM: **40**
 Parking: **4**
 Gen Zone: **Multi-Family**
 New Cnstr:

View:
 Water:
 School Dist:
 Compensation:
 Marketing
 Remarks:

TaxID: **4302201160**
 Ann Tax: **\$9,835.00**

We are pleased to present the Delridge Apartments, a well-maintained 1987 4-Plex located in Seattle, WA. This property features spacious, 2-bedroom, 1-bath floor plans with full size in-unit laundry averaging 865 SF. Unit 4 was recently remodeled and rented within 2 days at \$1995 + utilities proving substantial upside to the remaining units. The other 3 units are currently rented for \$1,600 each and no utility bill back. With market rents exceeding current levels, there is a clear path to increase average rents by approximately \$500/unit, \$1500/month total. There are 4 parking spaces, with room for tandem parking for a total of 8, as well as street parking.

**7023 16th Avenue SW, Seattle, WA 98106**

MLS#: **2396536** Status: **A**
 Area: **140** Stat Dt: **06/21/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Delridge**
 Year Built: **2013** DOM: **87**
 # Unit: **2** # Story: **2**
 NOI: **\$90,655** GAI: **\$113,544**
 TR SqFt: **3,300** TMI: **\$9,960**
 View: **Territorial**

List Price: **\$1,250,000**
 SqFt: **3,300**
 Lot Size: **.123 ac/5,368 sf**
 Project:
 CDOM: **87**
 Parking: **6**
 Gen Zone: **Residential**
 New Cnstr:

Water:
 School Dist:
 Compensation:
 Marketing
 Remarks:

TaxID: **3438502762**
 Ann Tax: **\$9,390.00**

Investor's Dream or the unlimited House Hack! Located just steps from South Seattle College, this unique property offers the ultimate income-generating opportunity. The main home features 8 private bedrooms, each with its own en suite bathroom—one even has a kitchenette, making it perfect for extended stays or higher rental income. Tucked away with its own separate entrance is a 1 bed / 1 bath ADU, ideal for owner-occupancy or a steady rental stream. Live in one unit and let the rest pay your mortgage and then some. Or go fully passive and bring in a hands-off 6% cap rate with a property manager in place. Whether you're a savvy investor or looking for a creative way to build wealth through real estate, this property checks all the boxes!

**2630 58th Ave SW #1-4, Seattle, WA 98116**

MLS#: **2372322** Status: **A**
 Area: **140** Stat Dt: **05/07/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **West Seattle**
 Year Built: **1940** DOM: **131**
 # Unit: **4** # Story: **2**
 NOI: **\$63,838** GAI: **\$77,241**
 TR SqFt: **2,382** TMI: **\$6,751**

List Price: **\$1,350,000**
 SqFt: **2,580**
 Lot Size: **.081 ac/3,510 sf**
 Project:
 CDOM: **131**
 Parking: **2**
 Gen Zone:
 New Cnstr:

View:
 Water:
 School Dist:
 Compensation:
 Marketing
 Remarks:

TaxID: **7622200100**
 Ann Tax: **\$8,947.00**

Premier 4-unit multifamily asset strategically located one block from Alki Beach and 15 minutes from Downtown Seattle, offering unmatched coastal allure and urban connectivity. Significant value-add potential through calculated renovations could yield \$346+ per unit in monthly rental income, increasing cash-flow and market value. Positioned in a high-demand, low-inventory waterfront market, the area has seen long-term tenant stability and value appreciation over recent decades. An elegant owner-suite style apartment with 2 beds, vaulted ceilings, gas fireplace, and oversized windows is fitting for owner-occupiers seeking a vibrant lifestyle with beachside dining and recreation at their doorstep.

**5310 SW College St, Seattle, WA 98116**

MLS#: **2398106** Status: **A**
 Area: **140** Stat Dt: **06/26/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Alki**
 Year Built: **1992** DOM: **81**
 # Unit: **4** # Story: **2**
 NOI: **\$78,288** GAI: **\$112,800**
 TR SqFt: **4,740** TMI: **\$9,400**
 View: **Mountain, Sound, Territorial**

List Price: **\$1,995,000**
 SqFt: **4,740**
 Lot Size: **.162 ac/7,077 sf**
 Project:
 CDOM: **81**
 Parking: **7**
 Gen Zone:
 New Cnstr:
 TaxID: **091300-0300**
 Ann Tax: **\$19,582.82**

School Dist: **Seattle**
 Compensation: **2.5%**
 Marketing
 Remarks: **Incredible investment opportunity in a prime Alki Beach location! This well-maintained 4-plex offers four spacious units, each featuring 2 bedrooms and 2 bathrooms. Bright and inviting, each unit includes a cozy fireplace, large windows that flood the space with natural light, and a private deck—perfect for taking in the fresh sea air. Tenants will love the sweeping views of Puget Sound and the Olympic Mountains. A rare bonus is the 7-car garage, offering ample parking and storage, divided among tenants. Just steps from the beach, dining, shops, and transit, this is a standout property in one of Seattle's most desirable coastal neighborhoods. A must-see for any investor!**

**2810 Alki Ave SW, Seattle, WA 98116**

MLS#: **2430690** Status: **A**
 Area: **140** Stat Dt: **09/08/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **Alki**
 Year Built: **1941** DOM: **18**
 # Unit: **3** # Story: **2**
 NOI: **\$60,000** GAI: **\$180,000**
 TR SqFt: **3,020** TMI: **\$12,000**
 View: **Bay, City, Mountain, Ocean, Sound**

List Price: **\$2,200,000**
 SqFt: **3,020**
 Lot Size: **.098 ac/4,269 sf**
 Project: **OLSON LAND CO 5TH ADDN**
 CDOM: **206**
 Parking: **5**
 Gen Zone:
 New Cnstr:
 TaxID: **637300-0020**
 Ann Tax: **\$12,119.00**

School Dist: **Ocean, Saltwater, Sea, Sound**
 Compensation: **2.5%**
 Marketing
 Remarks: **Incredible Alki Beach Triplex – Prime Location, Strong Income, Development Potential. Welcome to an exceptional investment opportunity on iconic Alki Beach! This rare 3-unit triplex offers stunning views, unbeatable location, multiple income & development possibilities. Perfectly positioned just steps from the sand, each unit provides easy access to the waterfront, restaurants, shops, parks, and everything West Seattle has to offer. Each well-maintained unit features comfortable layouts w/ modern updates, private outdoor space, & ample natural light. Enjoy consistent rental income with historically low vacancy & strong tenant demand in this highly desirable beachside neighborhood. Zoned for dev., the property presents a unique opportunity.**

**3007 Alki Ave SW, Seattle, WA 98116**

MLS#: **2400528** Status: **A**
 Area: **140** Stat Dt: **07/16/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **Alki**
 Year Built: **1965** DOM: **61**
 # Unit: **3** # Story: **3**
 NOI: **\$74,642** GAI: **\$108,300**
 TR SqFt: **3,640** TMI: **\$9,025**
 View: **City, Mountain, Sound**

List Price: **\$2,750,000**
 SqFt: **3,640**
 Lot Size: **.170 ac/7,396 sf**
 Project:
 CDOM: **61**
 Parking: **6**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **014800-0809**
 Ann Tax: **\$21,845.00**

School Dist: **Bulkhead, Saltwater, Sound**
 Compensation: **%**
 Marketing
 Remarks: **Rare Alki waterfront opportunity! This exceptional triplex offers 33 feet of prime Salish Sea frontage with three spacious 2 bed, 1.75 bath units, each featuring stunning views and private outdoor space. Two of the three units have had significant updates. All units have separate hot water tanks and electrical meters. A large ground-level storage area is perfect for kayaks and beach gear. Located just steps from Alki Beach's vibrant dining and recreation, yet peacefully set on a quieter stretch of the street. Incredible investment potential with strong rental income, minimal vacancy, and future redevelopment upside in one of Seattle's most coveted waterfront corridors. A rare chance to occupy, invest, or land bank on Alki's shoreline.**

**3003 Alki Ave SW, Seattle, WA 98116-2642**

MLS#: **2330502** Status: **A** List Price: **\$2,900,000**
 Area: **140** Stat Dt: **02/21/2025**
 Sub Prop: **Multi-Family** SqFt: **3,720**
 Style Code: **53 - Tri-plex** Lot Size: **.216 ac/9,417 sf**
 Community: **Alki** Project:
 Year Built: **1976** DOM: **206** CDOM: **206**
 # Unit: **3** # Story: **3** Parking: **4**
 NOI: **\$74,396** GAI: **\$104,724** Gen Zone: **Multi-Family**
 TR SqFt: **3,720** TMI: **\$9,185** New Cnstr:
 View: **Bay, City, Mountain, See Remarks, Sound**
 Water: **Bulkhead, Saltwater, Sound** TaxID: **014800081201**
 School Dist: **Seattle** Ann Tax: **\$18,699.55**
 Compensation: **2.0%**
 Marketing
 Remarks: **Alki Beach Waterfront Triplex! Well maintained multi-family property located on Seattle's "Gold Coast". Breathtaking views of Sound, Mountains & Space Needle from each apartment will delight your tenants. Three 2-bdrm, 2 bth units each with w/d, reserved pkg & deck/patio. With new Hardie Plank siding (2021) & cedar façade, 3003 Alki has great street appeal. Situated on a "quiet stretch" (local access for residents) & w/38 (+/-) ft. of prime waterfront-incl. tidelands-there are limitless "beachy" activities & an easy stroll to local eateries; from Cactus to casual bites. A once-in-a-lifetime opportunity to invest in a 49-yr family-owned property at a superb location; for your own portfolio or a legacy for future generations. Aloha from Alki!**

**4131 Beach Dr SW, Seattle, WA 98116**

MLS#: **2392952** Status: **A** List Price: **\$3,700,000**
 Area: **140** Stat Dt: **07/20/2025**
 Sub Prop: **Multi-Family** SqFt: **5,172**
 Style Code: **54 - 4-Plex** Lot Size: **.250 ac/10,875 sf**
 Community: **Beach Drive** Project: **Chilberg Addition**
 Year Built: **1979** DOM: **57** CDOM: **57**
 # Unit: **4** # Story: **4** Parking: **5**
 NOI: **\$** GAI: **\$71,231** Gen Zone:
 TR SqFt: **4,585** TMI: **\$13,600** New Cnstr:
 View: **Mountain, Sound, Territorial** TaxID: **1563100190**
 Water: **Bulkhead, Saltwater, Sound** Ann Tax: **\$17,584.00**
 School Dist: **Seattle**
 Compensation: **2.5%**
 Marketing
 Remarks: **Only two owners, always owner occupied. Very well loved & maintained. Three units have been totally renovated and one given a modest update. Long term tenants, zero vacancy rate. Lower unit has beautiful Brazilian walnut floors, open concept w/L shaped living room allowing for library. European bi-folding doors open to beach side patio. Unit 2 is level entry 2 bdrms, one w/sliding doors that open to living room for the water view. Unit 3 & Unit 4 have the same floor plan. Large living rooms in open concept area with good size kitchens open to dining area and view. 3 bdrms, 2 baths & sauna. Top 3 units have nice decks. Waterfront fourplex owner occupied gets standard loan rates. We have original plans. Quiet Beach Dr, minutes to downtown.**

**312 Charwila Lane, Enumclaw, WA 98022**

MLS#: **2390753** Status: **A** List Price: **\$1,150,000**
 Area: **300** Stat Dt: **06/13/2025**
 Sub Prop: **Multi-Family** SqFt: **3,576**
 Style Code: **54 - 4-Plex** Lot Size: **.289 ac/12,597 sf**
 Community: **Enumclaw** Project:
 Year Built: **1988** DOM: **94** CDOM: **94**
 # Unit: **4** # Story: **2** Parking: **8**
 NOI: **\$60,755** GAI: **\$79,140** Gen Zone: **Multi-Family**
 TR SqFt: **3,576** TMI: **\$6,595** New Cnstr:
 View: **Mountain, Territorial** TaxID: **1427000080**
 Water:
 School Dist: **Enumclaw** Ann Tax: **\$9,019.00**
 Compensation:
 Marketing
 Remarks: **Request in Offers**
This fully rented and well-maintained 4-plex offers an incredible opportunity for investors seeking steady cash flow in the heart of Enumclaw. Each of the four units features 2 bed & 1 full bath with 894 sqft, wood fireplace, patio/deck, and in-unit washer/dryer. New roof, siding, vinyl windows, and updated interiors in most units. Situated in a prime location near shopping, dining, events, and all with cascade mountain views. Don't miss out on this turnkey rental property to expand your real estate portfolio!

**250 Charwila Lane, Enumclaw, WA 98022**

MLS#: **2390742** Status: **A**
 Area: **300** Stat Dt: **06/13/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Enumclaw**
 Year Built: **1988** DOM: **94**
 # Unit: **4** # Story: **2**
 NOI: **\$62,353** GAI: **\$81,000**
 TR SqFt: **3,576** TMI: **\$6,800**
 View: **Mountain, Territorial**

List Price: **\$1,150,000**
 SqFt: **3,576**
 Lot Size: **.275 ac/12,000 sf**
 Project:
 CDOM: **94**
 Parking: **8**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **1427000090**
 Ann Tax: **\$9,019.00**

School Dist: **Enumclaw**
 Compensation: **Request in Offers**

Marketing
 Remarks: **This fully rented and well-maintained 4-plex offers an incredible opportunity for investors seeking steady cash flow in the heart of Enumclaw. Each of the four units features 2 bed & 1 full bath with 894 sqft, wood fireplace, patio/deck, and in-unit washer/dryer. New roof, siding, vinyl windows, and updated interiors in most units. Situated in a prime location near shopping, dining, events, and all with cascade mountain views. Don't miss out on this turnkey rental property to expand your real estate portfolio!**

**328 S Division St, Auburn, WA 98001**

MLS#: **2376207** Status: **A**
 Area: **310** Stat Dt: **05/30/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Auburn**
 Year Built: **1912** DOM: **108**
 # Unit: **2** # Story: **2**
 NOI: **\$** GAI: **\$**
 TR SqFt: **2** TMI: **\$2,400**
 View:

List Price: **\$475,000**
 SqFt: **1,870**
 Lot Size: **.119 ac/5,175 sf**
 Project: **OGLES J M 1ST TOWN OF SLAUGHTER**
 CDOM: **108**
 Parking: **6**
 Gen Zone:
 New Cnstr:
 TaxID: **635000-0035**
 Ann Tax: **\$4,955.00**

School Dist: **Auburn**
 Compensation: **Thank you for showing!%**

Marketing
 Remarks: **Rare investment opportunity in Downtown Urban Center zoning (DUC)—up to 6-story development potential (buyer to verify)! Fully remodeled duplex with new roof, updated bathrooms, updated kitchen, flooring, and paint. Long-term dependable tenants with a month to month lease agreement. Decent cap rate with upside. Tenants pay electricity. Main unit: 2 bed (one in basement). Upper unit: 1 bed. Shared laundry & storage in basement. Fenced yard, RV parking, alley access, and space for 6 cars. Ideal for buy & hold or future redevelopment! Great location, walking distance to stores, downtown auburn and bus stations.**

**507 L St SE, Auburn, WA 98002**

MLS#: **2417895** Status: **A**
 Area: **310** Stat Dt: **08/08/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **South Auburn**
 Year Built: **1968** DOM: **38**
 # Unit: **2** # Story: **1**
 NOI: **\$25,318** GAI: **\$25,318**
 TR SqFt: **1,680** TMI: **\$3,600**
 View:

List Price: **\$535,000**
 SqFt: **1,680**
 Lot Size: **.176 ac/7,663 sf**
 Project:
 CDOM: **38**
 Parking: **2**
 Gen Zone:
 New Cnstr:
 TaxID: **7116000660**
 Ann Tax: **\$5,722.00**

School Dist: **Auburn**
 Compensation: **2.5%**

Marketing
 Remarks: **Don't miss this great investment opportunity in a quiet South Auburn neighborhood. The 509 unit has been beautifully renovated with fresh paint, new flooring, a brand-new refrigerator and dishwasher. The kitchen features updated cabinets, countertops, sink, and faucet. The second unit is occupied by a long-time tenant and is currently rented for \$1,600/month, providing immediate rental income. The property also offers ample parking, including covered carport spaces. A fantastic opportunity for both investors and owner-occupants!**

**403 L St SE #A&B, Auburn, WA 98002**

MLS#: **2416029** Status: **A**
 Area: **310** Stat Dt: **08/04/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Auburn**
 Year Built: **1924** DOM: **42**
 # Unit: **2** # Story: **1**
 NOI: **\$** GAI: **\$**
 TR SqFt: **3,403** TMI: **\$3,690**

List Price: **\$599,995**
 SqFt: **3,403**
 Lot Size: **.476 ac/20,716 sf**
 Project: **Knickerbockers 2nd Add**
 CDOM: **42**
 Parking: **5**
 Gen Zone: **Residential**
 New Cnstr:
 TaxID: **3915500065**
 Ann Tax: **\$6,848.00**

View: **Territorial**
 Water:
 School Dist: **Auburn**
 Compensation: **2.5%**
 Marketing
 Remarks: **Wooohheee! What a deal! Investor Alert! This unique duplex property is a dream waiting to happen! Original 1-1/2 story home with finished basement is 2,200 sq ft, with 4 bedrooms, and 1.75 baths, fresh paint, a newer roof (approx 10 years or less), and a brand-new furnace (just needs a thermostat). Connected by a breezeway to a 1,203 sq ft rambler built in 1960 with a new roof, fresh paint within 5 years, and a massive 1,112 sq ft garage/shop! So many options: rent both, or live in one and rent out the other, plus potential to build an ADU-hello cash flow! Located on a corner lot and short dead-end street for added privacy. With vision and a little TLC, this property is a rental powerhouse in the making. Don't let this unicorn get away!**

**308 35th Street SE, Auburn, WA 98002**

MLS#: **2393569** Status: **A**
 Area: **310** Stat Dt: **07/02/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Auburn**
 Year Built: **1998** DOM: **75**
 # Unit: **2** # Story: **2**
 NOI: **\$** GAI: **\$**
 TR SqFt: **2,784** TMI: **\$3,090**

List Price: **\$655,000**
 SqFt: **2,784**
 Lot Size: **.167 ac/7,278 sf**
 Project:
 CDOM: **75**
 Parking: **6**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **1877100140**
 Ann Tax: **\$7,783.00**

View:
 Water:
 School Dist: **Auburn**
 Compensation: **2.5%**
 Marketing
 Remarks: **First time on the market! Discover this exceptional investment opportunity—a wonderful duplex offered by the original owner. Each spacious split-level unit features 3 bedrooms, 2 bathrooms, and an attached garage, offering a total of approximately 2,784 finished square feet. Thoughtfully designed for comfort and functionality, both units include separate water meters & trash service, with tenants covering all utilities. Enjoy peace of mind with a newer roof and easy-care landscaping. The property is on a dead-end street, offering four parking spaces, two garages, and additional street parking. Ideally located near schools, shopping, and public transit. Looking to expand your portfolio? This is a rare opportunity you won't want to miss!**

**402 4th St SE, Auburn, WA 98002**

MLS#: **2393409** Status: **A**
 Area: **310** Stat Dt: **06/23/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Downtown - Auburn**
 Year Built: **1989** DOM: **84**
 # Unit: **2** # Story: **2**
 NOI: **\$39,165** GAI: **\$39,165**
 TR SqFt: **2,540** TMI: **\$4,025**

List Price: **\$699,950**
 SqFt: **2,540**
 Lot Size: **.228 ac/9,940 sf**
 Project: **Theron Addition**
 CDOM: **84**
 Parking: **6**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **8595700010**
 Ann Tax: **\$6,088.00**

View:
 Water:
 School Dist: **Auburn**
 Compensation: **2%**
 Marketing
 Remarks: **Rare value-add duplex in Auburn with strong rental income and room to grow with upside potential. Unit A rents for \$2,200/month; Unit B is under rented at \$1,825/month & represents opportunity for increased cash flow & enhanced property value. Each spacious 3BR/2.5BA unit (1,270 sq ft) features a private yard, garage, laundry, and balcony. Located on a desirable corner lot in a walkable community near shopping, dining, medical, and transit w/ easy access to HWYs 18 & 167. Plus, new roof & paint in 2024. Whether you're looking to house hack, live in one side and rent the other, or add a solid performer to your investment portfolio, this property is a compelling choice for both new & seasoned investors. Low inventory makes this a smart find.**

**735 F St NE, Auburn, WA 98002**

MLS#: **2355732** Status: **A**
 Area: **310** Stat Dt: **04/23/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Auburn**
 Year Built: **1964** DOM: **145**
 # Unit: **2** # Story: **1**
 NOI: **\$60,000** GAI: **\$51,468**
 TR SqFt: **2,200** TMI: **\$6,000**
 View:
 Water:
 School Dist: **Auburn**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$895,000**
 SqFt: **2,200**
 Lot Size: **.198 ac/8,640 sf**
 Project:
 CDOM: **145**
 Parking: **6**
 Gen Zone: **Residential**
 New Cnstr:
 TaxID: **182105927905**
 Ann Tax: **\$5,513.00**

Invest in this beautifully restored duplex in the heart of Downtown Auburn, an area renowned for its charm and proximity to schools, parks, public transit, and a vibrant mix of businesses. Each spacious unit features 3 bedrooms and 2 bathrooms, making them appealing for a variety of tenants. Recent upgrades including luxury vinyl plank flooring, modern appliances, and energy-efficient windows enhance value and attract quality renters. Both units offer private fenced backyards and off-street parking for up to 3 cars each, ensuring convenience for residents. With cultural events, dining, and shopping just steps away, this property presents a unique opportunity for investors seeking rental income or a multi-generational living solution.

**116 4th Ave S, Algona, WA 98001**

MLS#: **2427976** Status: **A**
 Area: **310** Stat Dt: **09/02/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **Algona**
 Year Built: **2022** DOM: **13**
 # Unit: **3** # Story: **2**
 NOI: **\$69,049** GAI: **\$84,600**
 TR SqFt: **3,298** TMI: **\$7,050**
 View:
 Water:
 School Dist: **Auburn**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$899,950**
 SqFt: **2,570**
 Lot Size: **.186 ac/8,110 sf**
 Project:
 CDOM: **13**
 Parking: **10**
 Gen Zone:
 New Cnstr:
 TaxID: **8856001449**
 Ann Tax: **\$6,855.00**

Cash-flow from day one with this rare investment opportunity. Built in 2022, this property is low-maintenance for years to come. This home offers three distinct spaces: a main house, a fully furnished studio unit, and a versatile shop. The main house spans 2,200 square feet and features 4 bedrooms, 2.5 bathrooms and a 2-car garage. The separate studio unit is complete with its own entrance, kitchen, bathroom and laundry. Heated high-ceiling RV garage/shop spans 728 square feet, currently rented for storage. Whether you choose to rent the whole property, live in one space and rent the others, or enjoy the entire property yourself, the possibilities are endless. Solid rental history — take advantage of the best opportunity on the market!

**13311 SE 290th St, Auburn, WA 98092**

MLS#: **2412257** Status: **A**
 Area: **310** Stat Dt: **07/24/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Auburn**
 Year Built: **1978** DOM: **102**
 # Unit: **2** # Story: **3**
 NOI: **\$** GAI: **\$**
 TR SqFt: **8,460** TMI: **\$3,000**
 View: **Territorial**
 Water:
 School Dist: **Auburn**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$1,699,000**
 SqFt: **6,360**
 Lot Size: **5.040 ac/219,542 sf**
 Project:
 CDOM: **102**
 Parking: **15**
 Gen Zone:
 New Cnstr:
 TaxID: **0321059163**
 Ann Tax: **\$16,953.00**

{ IMPRESSIVE SPANISH COLONIAL ESTATE } on 5 private acres w/a gated long driveway to the Home, Updated Guest House (2100sqft), & Stable/Pasture area. Once inside, the grand staircase w/expansive interior balcony will take your breath away. Expansive Chef's Kitchen w/newer cabinets, marble stone counters, SS Appl & eating space perfect for everyday meal prep & entertaining. Also, an oversized living area, studio, office, 1/2 bath & more. Saunter up the grand stairway for 2 remarkably large beds w/WIC, guest bath & the Owner's Suite w/a wood burning fireplace & extensive en-suite offering a soaking tub & HUGE WIC. Basement level is a GAME DAY Dream - theater screen, wet bar, sauna & easy pool access for more fun. This home is ready for you!

**733 10th St NE, Auburn, WA 98002**

MLS#: **2429594** Status: **A**
 Area: **310** Stat Dt: **09/08/2025**
 Sub Prop: **Multi-Family**
 Style Code: **56 - 10+ Units**
 Community: **North East Auburn**
 Year Built: **1968** DOM: **9**
 # Unit: **2** # Story: **2**
 NOI: **\$217,490** GAI: **\$361,320**
 TR SqFt: **12,000** TMI: **\$361,320**
 View:
 Water:
 School Dist: **Auburn**
 Compensation: **2%**
 Marketing
 Remarks:

List Price: **\$3,570,000**
 SqFt: **12,000**
 Lot Size: **.117 ac/5,100 sf**
 Project:
 CDOM: **9**
 Parking: **25**
 Gen Zone:
 New Cnstr:
 TaxID: **3339900760**
 Ann Tax: **\$41,918.00**

The property features a mix of eight one-bedroom/one bath units that are approximately 650 sq. ft. & 8 two-bedroom/one bath units that are approximately 850 sq. ft. The units are well equipped with full kitchens with stove/range, refrigerator and dishwashers, bathrooms along with washer and dryer hookups. The upstairs units all feature vaulted ceilings. The property is in excellent condition and has recently received interior renovations to fourteen of the units, as well as exterior upgrades that include new roofs, exterior paint, and improved landscaping. Located in Auburn-Kent Valley, centrally located between Seattle and Tacoma. Close to major transit lines, restaurants, grocery stores, The Outlet Collection Mall.

**808 I St NE, Auburn, WA 98002**

MLS#: **2429189** Status: **A**
 Area: **310** Stat Dt: **09/08/2025**
 Sub Prop: **Multi-Family**
 Style Code: **56 - 10+ Units**
 Community: **Auburn**
 Year Built: **1968** DOM: **9**
 # Unit: **3** # Story: **1**
 NOI: **\$343,601** GAI: **\$494,760**
 TR SqFt: **17,862** TMI: **\$543,720**
 View: **Territorial**
 Water:
 School Dist: **Auburn**
 Compensation: **1.5%**
 Marketing
 Remarks:

List Price: **\$5,450,000**
 SqFt: **17,862**
 Lot Size: **1.430 ac/62,291 sf**
 Project:
 CDOM: **9**
 Parking: **43**
 Gen Zone:
 New Cnstr:
 TaxID: **3339900199**
 Ann Tax: **\$64,450.00**

The property features a mix of eight one-bedroom/one bath units that are approximately 600 sq. ft., 12 two-bedroom/one bath units that are approximately 782 sq. ft. and 4 three-bedroom/one bath units that are approximately 882 sq. ft. The units are well equipped with full kitchens with stove/range, refrigerator and dishwashers, bathrooms along with two laundry facilities, two storage areas along with 43 parking spaces. Cambridge Lane offers practical community features designed to support everyday living. Residents benefit from in unit W/D hook-ups as well as two on-site laundry facilities for added convenience and two dedicated owner storage areas. Great location with unbeatable access to daily essentials and lifestyle conveniences.

**851 1st Ave N, Kent, WA 98031**

MLS#: **2415510** Status: **A**
 Area: **330** Stat Dt: **08/01/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Kent**
 Year Built: **1955** DOM: **45**
 # Unit: **2** # Story: **1**
 NOI: **\$31,104** GAI: **\$36,300**
 TR SqFt: **1,150** TMI: **\$3,000**
 View: **Territorial**
 Water:
 School Dist: **Kent**
 Compensation: **3%**
 Marketing
 Remarks:

List Price: **\$479,000**
 SqFt: **1,150**
 Lot Size: **.114 ac/4,960 sf**
 Project:
 CDOM: **205**
 Parking: **4**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **6146600015**
 Ann Tax: **\$4,184.00**

Rare 6.5%+ Cap Rate Duplex in Prime Downtown Kent Location! Incredible investment opportunity! This fully leased duplex offers strong cash flow with current rents of \$1,450-\$1,550 per unit and an estimated 6%+ cap rate. Each unit features 575 sq ft of living space with 1 bedroom, 1 full bathroom, a kitchen with eating space, cozy living room, and stackable washer/dryer. Tenants enjoy private entrances, carport parking with alley access, large on-site storage, and additional front parking. Conveniently located within walking distance major Park & Ride. Excellent long-term rental history and unbeatable location make this a perfect choice for owner-occupants or investors seeking immediate income and long-term value.

**1140 E Seattle St, Kent, WA 98030-6012**

MLS#: **2429665** Status: **A**
 Area: **330** Stat Dt: **09/04/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Scenic Hill**
 Year Built: **1950** DOM: **11**
 # Unit: **2** # Story: **1**
 NOI: **\$55,311** GAI: **\$63,600**
 TR SqFt: **1,944** TMI: **\$5,300**
 View:
 Water:
 School Dist: **Kent**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$734,950**
 SqFt: **1,994**
 Lot Size: **.231 ac/10,075 sf**
 Project: **Miller's Norther View**
 CDOM: **11**
 Parking: **8**
 Gen Zone: **Residential**
 New Cnstr:
 TaxID: **5539800080**
 Ann Tax: **\$5,789.00**

This property offers unparalleled flexibility, featuring a beautifully updated 3 bedroom, 2 bath main house and a detached 1 bedroom, 1 bath guest house or ADU that can serve multiple purposes. Whether you need a secluded home offer, an art studio, or a quiet place for guests/mult-generational living or live in one and rent out the other to significantly offset your mortgage. Each home has its own driveway and yard. Both homes are fully updated and feel like new. Main house has a dream kitchen with over-sized island eating bar, quartz counters and stainless appliances. Primary bedroom suite with walk-in closet, spa style shower. Modern great room concept living. Seller never rented. Rents are proforma with buyers paying utilities. Buyer to verify.

**729 1st Ave S, Kent, WA 98032**

MLS#: **2424837** Status: **A**
 Area: **330** Stat Dt: **08/27/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Kent**
 Year Built: **1979** DOM: **19**
 # Unit: **4** # Story: **2**
 NOI: **\$67,602** GAI: **\$83,566**
 TR SqFt: **3,992** TMI: **\$8,015**
 View:
 Water:
 School Dist: **Kent**
 Compensation: **2%**
 Marketing
 Remarks:

List Price: **\$1,279,000**
 SqFt: **3,992**
 Lot Size: **.214 ac/9,329 sf**
 Project:
 CDOM: **19**
 Parking: **10**
 Gen Zone:
 New Cnstr:
 TaxID: **919710 0323**
 Ann Tax: **\$12,614.00**

4-PLEX &/OR 8-PLEX! HUGE CASH FLOW! ZERO owner utility expense-tenants pay all. Meticulously maintained townhome-style units w/ spacious floorplans, 1/2 bath on main, private patios, & fully fenced yards. Feels & rents like 3BRs thanks to original partition walls w/ closet & egress in each. All units updated w/ new carpet, appliances, & other improvements, boosting appeal & rental potential. Always rent fast & stays occupied, ensuring steady income. Strong rental history w/ upside potential through market-rate adjustments. Moments to Sounder train, shopping, & entertainment, plus minutes to one of the nation's largest industrial corridors. Building 723 also for sale. Check MLS#2417797. Strong rental history w/ upside potential. Call Today!

**723 1st Ave S, Kent, WA 98032**

MLS#: **2417797** Status: **A**
 Area: **330** Stat Dt: **08/12/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Kent**
 Year Built: **1979** DOM: **34**
 # Unit: **4** # Story: **2**
 NOI: **\$67,602** GAI: **\$83,566**
 TR SqFt: **3,992** TMI: **\$8,015**
 View:
 Water:
 School Dist: **Kent**
 Compensation: **2%**
 Marketing
 Remarks:

List Price: **\$1,279,000**
 SqFt: **3,992**
 Lot Size: **.214 ac/9,316 sf**
 Project: **Watermans Acre Trs To Kent**
 CDOM: **34**
 Parking: **10**
 Gen Zone:
 New Cnstr:
 TaxID: **9197100322**
 Ann Tax: **\$12,614.30**

4-PLEX &/OR 8-PLEX! HUGE CASH FLOW! ZERO owner utility expense-tenants pay all. Meticulously maintained townhome-style units w/ spacious floorplans, 1/2 bath on main, private patios, & fully fenced yards. Feels & rents like 3BRs thanks to original partition walls w/ closet & egress in each. All units updated w/ new carpet, appliances, & other improvements, boosting appeal & rental potential. Always rent fast & stays occupied, ensuring steady income. Strong rental history w/ upside potential through market-rate adjustments. Moments to Sounder train, shopping, & entertainment, plus minutes to one of the nation's largest industrial corridors. Building 729 also for sale. Check MLS#2424837. Strong rental history w/ upside potential. Call Today!

**436 Wells Ave N, Renton, WA 98057-5454**

MLS#: **2390377** Status: **A**
 Area: **340** Stat Dt: **06/10/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Renton**
 Year Built: **1937** DOM: **152**
 # Unit: **2** # Story: **1**
 NOI: **\$47,479** GAI: **\$63,600**
 TR SqFt: **2,350** TMI: **\$5,300**

List Price: **\$845,000**
 SqFt: **2,470**
 Lot Size: **.207 ac/9,000 sf**
 Project:
 CDOM: **152**
 Parking: **4**
 Gen Zone:
 New Cnstr:

View:
 Water:
 School Dist: **Renton**
 Compensation: **2.5%**
 Marketing
 Remarks:

TaxID: **7225000080**
 Ann Tax: **\$8,721.00**

Highly Remodeled house with custom kitchen and designer tile work. Plus a studio apartment providing additional rental income. Live in one beautifully updated unit and rent the other, or rent both for excellent cash flow. Currently generating \$5300/mo in rent. This property features a high-end remodel with designer tile work, modern heating & AC, and glowing hardwoods. Perfectly level, double sized lot with mature landscaping, conveniently situated between downtown Renton and the Renton Landing. Close proximity to multi-family zoning, offering exciting future development potential. A fantastic opportunity for flexible living or a prime investment with upside!

**651 Index Place NE, Renton, WA 98058**

MLS#: **2419649** Status: **A**
 Area: **350** Stat Dt: **08/27/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Highlands**
 Year Built: **1943** DOM: **23**
 # Unit: **2** # Story: **1**
 NOI: **\$21,550** GAI: **\$21,550**
 TR SqFt: **1,440** TMI: **\$2,725**
 View: **Territorial**

List Price: **\$675,000**
 SqFt: **1,440**
 Lot Size: **.296 ac/12,878 sf**
 Project: **Renton Highlands 02 Corr.**
 CDOM: **23**
 Parking: **0**
 Gen Zone: **Multi-Family, See Remarks**
 New Cnstr:

Water:
 School Dist: **Renton**
 Compensation: **2.5%**
 Marketing
 Remarks:

TaxID: **7227800700**
 Ann Tax: **\$5,576.00**

Calling all savvy investors! This exceptional duplex offers a perfect blend of stability, potential and location! Unlock the opportunities of this special property on a large corner lot & quiet cul-de-sac in Renton. Zoned RK-F, it offers a wealth of development opportunity for investors & developers alike. Each updated unit features 2 beds, 1 bath, all appliances, new electrical panels & a new furnace in one of the units. Outside features deck, patio, & storage for each unit, plenty of parking. Currently occupied by long-term reliable tenants, this property generates consistent income, while offering substantial upside for long term growth. Don't miss your chance to invest in a high demand area with strong appreciation potential! Rare find!

**1161 Olympia Ave NE, Renton, WA 98056**

MLS#: **2407945** Status: **A**
 Area: **350** Stat Dt: **07/18/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Highlands**
 Year Built: **1945** DOM: **63**
 # Unit: **2** # Story: **1**
 NOI: **\$** GAI: **\$**
 TR SqFt: **2,270** TMI: **\$**

List Price: **\$680,000**
 SqFt: **2,270**
 Lot Size: **.294 ac/12,800 sf**
 Project:
 CDOM: **63**
 Parking: **0**
 Gen Zone: **Multi-Family**
 New Cnstr:

View:
 Water:
 School Dist: **Renton**
 Compensation: **2.5%**
 Marketing
 Remarks:

TaxID: **0923059135**
 Ann Tax: **\$5,439.00**

Rare investment and development opportunity! RMF (Residential Multiple Family) Zoning, up to 20 unites per acre. Corner Lot with two houses. Next door to a 29-unit apartment building, this site offers strong development potential. Utilities are already on site and connected. Prime location in Renton Highlands, close to freeways, dining, shopping, airport, parks, trails, and the lake. Sold as-is. Value in the land.

**632 Index Ave NE, Renton, WA 98056**

MLS#: **2387338** Status: **A**
 Area: **350** Stat Dt: **06/06/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Highlands**
 Year Built: **1943** DOM: **101**
 # Unit: **2** # Story: **1**
 NOI: **\$31,750** GAI: **\$38,400**
 TR SqFt: **1,700** TMI: **\$3,200**

List Price: **\$750,000**
 SqFt: **1,700**
 Lot Size: **.208 ac/9,072 sf**
 Project:
 CDOM: **101**
 Parking: **1**
 Gen Zone: **Residential**
 New Cnstr:

View:
 Water:
 School Dist: **Renton**
 Compensation: **2.5%**
 Marketing
 Remarks:

TaxID: **7227800695**
 Ann Tax: **\$5,800.00**

Remodeled Duplex in Prime Renton Highlands Location! Featuring two units, each with upgraded granite-countertop kitchen and wood laminate flooring. Unit 1: 3 bedrooms, 1 bath and Unit 2: 2 bedrooms, 1 bath. Each unit with its own water meter. Enjoy the expansive backyard on a large lot, ideal for relaxing or entertaining. Nestled just off Sunset Boulevard in highly sought-after Renton Highlands, this property is conveniently close to schools, restaurants, shopping, and I-405. With easy commutes to Seattle and Bellevue, this duplex presents an incredible opportunity - whether you're an investor looking to capitalize on low rents or a homeowner wanting to offset your mortgage by renting one unit. Zoned R10—Don't miss out!

**1429 Kirkland Ave NE, Renton, WA 98056**

MLS#: **2387335** Status: **A**
 Area: **350** Stat Dt: **06/06/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Highlands**
 Year Built: **1943** DOM: **101**
 # Unit: **2** # Story: **1**
 NOI: **\$28,300** GAI: **\$34,800**
 TR SqFt: **1,440** TMI: **\$2,900**

List Price: **\$750,000**
 SqFt: **1,440**
 Lot Size: **.246 ac/10,710 sf**
 Project:
 CDOM: **101**
 Parking: **4**
 Gen Zone: **Residential**
 New Cnstr:

View:
 Water:
 School Dist: **Renton**
 Compensation: **2.5%**
 Marketing
 Remarks:

TaxID: **7227801500**
 Ann Tax: **\$5,650.00**

Remodeled Duplex in Prime Renton Highlands Location! Featuring two units, each with upgraded granite-countertop kitchen and wood laminate flooring. Both units with 2 bedrooms, 1 bath and separate water meters. Enjoy the expansive backyard on a large lot, ideal for relaxing or entertaining. Nestled just off Sunset Boulevard in highly sought-after Renton Highlands, this property is conveniently close to schools, restaurants, shopping, and I-405. With easy commutes to Seattle and Bellevue, this duplex presents an incredible opportunity - whether you're an investor looking to capitalize on low rents or a homeowner wanting to offset your mortgage by renting one unit. Zoned R14—Don't miss out!

**2826 NE 8th St, Renton, WA 98056**

MLS#: **2404141** Status: **A**
 Area: **350** Stat Dt: **07/07/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Highlands**
 Year Built: **1990** DOM: **70**
 # Unit: **2** # Story: **2**
 NOI: **\$42,053** GAI: **\$52,440**
 TR SqFt: **2,010** TMI: **\$4,600**

List Price: **\$955,000**
 SqFt: **2,010**
 Lot Size: **.199 ac/8,670 sf**
 Project:
 CDOM: **70**
 Parking: **4**
 Gen Zone: **Multi-Family**
 New Cnstr:

View: **Territorial**
 Water:
 School Dist: **Renton**
 Compensation: **2.5%**
 Marketing
 Remarks:

TaxID: **3388140010**
 Ann Tax: **\$7,787.00**

This is a modern duplex at 2826 NE 8th Street, Renton, WA, built in 1990 and on the market for the first time in 23 years. The property has been well-maintained and features two 1,005 square foot 2bd/1.5ba units, in-unit Washers and Dryers, private garages, and backyard areas. A new roof and gutters were installed earlier this year, and interior updates were recently made to one unit. Located minutes from The Landing, Westfield Southcenter Mall, and major employers.

**5502 NE 10th St, Renton, WA 98059**

MLS#: **2429538** Status: **A**
 Area: **350** Stat Dt: **09/04/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **Highlands**
 Year Built: **1991** DOM: **19**
 # Unit: **3** # Story: **2**
 NOI: **\$** GAI: **\$**
 TR SqFt: **3,560** TMI: **\$**
 View: **Territorial**
 Water:
 School Dist: **Issaquah**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$1,250,000**
 SqFt: **3,560**
 Lot Size: **.491 ac/21,407 sf**
 Project: **Highland home**
 CDOM: **19**
 Parking: **3**
 Gen Zone:
 New Cnstr:
 TaxID: **102305-9382**
 Ann Tax: **\$9,218.00**

Located in a desirable location you'll find this versatile distinctive home. All updated and move in ready. Located on a private setting off the main street, you'll enjoy the peaceful surroundings of the area. This 4 bed 3 bath home features single level living with a finished daylight basement perfect for multi-generational living or income potential. The detached 3 car garage has an additional apartment upstairs with 2 bedrooms and 1 bath for more potential income. Nestled on almost a 1/2 acre close to shops, parks and in the sought after Issaquah School District. This property offers so much potential and versatility! There is potential to add another unit for more income!

**1409 Monroe Ave NE, Renton, WA 98056**

MLS#: **2430021** Status: **A**
 Area: **350** Stat Dt: **09/10/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **Renton**
 Year Built: **1942** DOM: **5**
 # Unit: **3** # Story: **1**
 NOI: **\$39,040** GAI: **\$48,888**
 TR SqFt: **2,090** TMI: **\$4,200**
 View:
 Water:
 School Dist: **Renton**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$1,380,000**
 SqFt: **2,090**
 Lot Size: **.500 ac/21,780 sf**
 Project:
 CDOM: **5**
 Parking: **6**
 Gen Zone:
 New Cnstr:
 TaxID: **042305-9104**
 Ann Tax: **\$7,848.00**

This exceptional property features 3 detached single-family homes on a 1/2-acre lot, currently earning \$50,400 annually with potential to reach \$73,560. Investors can boost rental income to market rates or leverage permits for redevelopment into 35 apartments and 5,000 square feet of commercial space. Explore options like townhouse condos or commercial-only setups. Situated in a thriving urban village near Renton Highlands, with nearby projects adding 700 multifamily units, 100 townhouses, and 40,000 square feet of retail space. Ideal for visionary investors seeking growth and opportunity, just minutes from shopping and dining!

**8428 S 118th St, Seattle, WA 98178**

MLS#: **2428074** Status: **A**
 Area: **360** Stat Dt: **09/02/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **Bryn Mawr**
 Year Built: **1931** DOM: **17**
 # Unit: **3** # Story: **2**
 NOI: **\$42,581** GAI: **\$56,590**
 TR SqFt: **2,820** TMI: **\$5,000**
 View: **Territorial**
 Water: **Bank-Low**
 School Dist: **Renton**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$798,000**
 SqFt: **2,820**
 Lot Size: **.138 ac/6,000 sf**
 Project: **Bryn Mawr Add**
 CDOM: **17**
 Parking: **4**
 Gen Zone: **Residential**
 New Cnstr:
 TaxID: **118000-3425**
 Ann Tax: **\$7,474.00**

Turn-key rental house and separate studio with an estimated monthly income of \$5000 per month. This house has 3 separate rentals units. The 1,260 SF main floor features ample natural lighting, full kitchen with breakfast nook, large 3/4 bath with a luxury dual-head walk-in shower, walk-in closet, laundry, WFH nook, and main bedroom, with 3 bedrooms and an estimated income of \$2000 / Mo. 1,100 SF ground-floor downstairs has a full kitchen with eating space, 2 bedrooms, utility with W/D, and 3/4 bath and proven monthly of \$2000+ / Mo. The existing long-term rental is a 460 SF detached studio with kitchen, 3/4 bath, ductless heat and AC with tiled shower and laundry on a lease of \$1000 / Mo. Seller financing available.

**7414 Rainier Ave S, Seattle, WA 98118**

MLS#: **2408209** Status: **A**
 Area: **380** Stat Dt: **07/22/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Brighton**
 Year Built: **1953** DOM: **55**
 # Unit: **2** # Story: **1**
 NOI: **\$34,950** GAI: **\$44,040**
 TR SqFt: **1,670** TMI: **\$3,670**

List Price: **\$750,000**
 SqFt: **1,670**
 Lot Size: **.126 ac/5,504 sf**
 Project:
 CDOM: **55**
 Parking: **4**
 Gen Zone:
 New Cnstr:

View:
 Water:
 School Dist: **Seattle**
 Compensation: **2.5%**
 Marketing
 Remarks:

TaxID: **2624049016**
 Ann Tax: **\$5,963.00**

Classic brick duplex in the heart of Brighton—ideal for investors or owner-occupants! Each side offers 2 beds, 1 bath, 835 sqft of finished space plus a spacious basement with laundry, plenty of storage, or a future rec room. Features include hardwood floors, large windows, roomy kitchens with eating nooks, and attached 1-car garages and driveway parking. LR3(M) zoning adds future development potential. Prime location near Light Rail, Columbia City, Seward Park, and Lake WA. Live in one, rent the other—or maximize rental income in this high-demand area. Back unit is currently tenant occupied, and front unit is freshly updated and ready to move-in.

**9624 9626 Renton Ave S #A/B, Seattle, WA 98118**

MLS#: **2420160** Status: **A**
 Area: **380** Stat Dt: **08/12/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Rainier Beach**
 Year Built: **1955** DOM: **34**
 # Unit: **2** # Story: **1**
 NOI: **\$40,922** GAI: **\$48,000**
 TR SqFt: **1,540** TMI: **\$4,000**
 View: **Territorial**

List Price: **\$799,999**
 SqFt: **1,540**
 Lot Size: **.213 ac/9,276 sf**
 Project:
 CDOM: **34**
 Parking: **2**
 Gen Zone:
 New Cnstr:

Water:
 School Dist: **Seattle**
 Compensation: **2.5%**
 Marketing
 Remarks:

TaxID: **609476-0000**
 Ann Tax: **\$6,177.32**

Charming & rare duplex with no HOA! This property features two identical units, each with 2 bedrooms, 1 bath, and 770 sqft. Enjoy cozy fireplaces, original hardwood floors, bright layouts with abundant natural light, functional kitchens, and spacious bedrooms with great storage. Off-street parking adds convenience, and LR2 zoning offers exciting future development potential. Perfect for living in one unit while renting the other or expanding your investment portfolio. An incredible opportunity you won't want to miss—schedule your showing today!

**3925 S Americus St, Seattle, WA 98118**

MLS#: **2430358** Status: **A**
 Area: **380** Stat Dt: **09/06/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Columbia**
 Year Built: **1927** DOM: **9**
 # Unit: **2** # Story: **2**
 NOI: **\$** GAI: **\$**
 TR SqFt: **1,940** TMI: **\$**

List Price: **\$895,000**
 SqFt: **2,420**
 Lot Size: **.098 ac/4,290 sf**
 Project:
 CDOM: **26**
 Parking: **4**
 Gen Zone: **Multi-Family**
 New Cnstr:

View: **City, Lake, Mountain, Territorial**
 Water:
 School Dist: **Seattle**
 Compensation: **2.5%**
 Marketing
 Remarks:

TaxID: **1702900205**
 Ann Tax: **\$8,839.00**

4051 Letitia Ave S, Seattle, WA 98118-1137

MLS#: **2365070** Status: **A**
 Area: **380** Stat Dt: **05/01/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Columbia City**
 Year Built: **1908** DOM: **137**
 # Unit: **2** # Story: **3**
 NOI: **\$42,821** GAI: **\$55,434**
 TR SqFt: **2,400** TMI: **\$4,812**

List Price: **\$945,000**
 SqFt: **2,890**
 Lot Size: **.161 ac/7,000 sf**
 Project: **Clarmont Add**
 CDOM: **137**
 Parking: **2**
 Gen Zone: **Multi-Family**
 New Cnstr:

View: **Mountain, Territorial**
 Water:
 School Dist: **Seattle**
 Compensation: **2.5%**
 Marketing
 Remarks:

TaxID: **1604601765**
 Ann Tax: **\$11,363.00**

Prime Columbia City duplex on a quiet residential street with an unfinished basement and potential 3rd unit. Situated on a double lot with Cascade and territorial views, this property has many options: Sell off a lot, build an ADU or DADU, or the previous owner had plans for a five-unit townhome development. Current rents are \$4,812 with tenants paying W/S/G. 2 Bed/1 Bath, 1200 SF units with hardwood floors, view decks, and fireplaces. Garage for both units. Great location near all the amenities, transit and minutes to downtown.

**4207 Bateman Street South, Seattle, WA 98118**

MLS#:	2396860	Status:	A	List Price:	\$975,000
Area:	380	Stat Dt:	06/24/2025		
Sub Prop:	Multi-Family	SqFt:	2,740		
Style Code:	53 - Tri-plex	Lot Size:	.121 ac/5,250 sf		
Community:	Brighton	Project:	Sunnyside		
Year Built:	1952	CDOM:	83		
# Unit:	3	Parking:	8		
NOI:	\$55,197	Gen Zone:			
TR SqFt:	2,740	TMI:	\$5,400	New Cnstr:	
View:					
Water:		TaxID:	8113100660		
School Dist:	Seattle	Ann Tax:	\$8,843.00		
Compensation:	2.5%				
Marketing	Great Location. Ideal for Owner Occupant or investment! Very well maintained. Quality finishes. Double pane windows, tile floors, slab granite counter tops, gas range, stainless steel appliances, new professional interior paint. Building is in great condition with brick exterior, 8 car parking in the back plus exterior storage units. Located close to the light rail, stores, restaurants, Seward Park, Boeing and Amazon. Easy access to I-5 and Downtown Seattle.				
Remarks:					

**7424 Rainier Ave S, Seattle, WA 98118**

MLS#:	2297475	Status:	A	List Price:	\$1,600,000
Area:	380	Stat Dt:	10/10/2024		
Sub Prop:	Multi-Family	SqFt:	4,930		
Style Code:	53 - Tri-plex	Lot Size:	.205 ac/8,930 sf		
Community:	Brighton	Project:			
Year Built:	2017	CDOM:	340		
# Unit:	3	Parking:	3		
NOI:	\$	Gen Zone:			
TR SqFt:	4,930	TMI:	\$8,200	New Cnstr:	
View:	Territorial				
Water:		TaxID:	2624049237		
School Dist:	Seattle	Ann Tax:	\$0.00		
Compensation:	2.0%				
Marketing	Separate tax ID's so can sell individually. Well located 3 units in rapidly improving area. Floor to ceiling windows throughout. Light filled great room with chef's kitchen, eating/breakfast bar. Comfortable, sensible, flexible floorplan. Primary bedroom on the third level offers a private retreat, rooftop deck plumbed for gas grill, features sweeping territorial views. Originally built as high end townhomes. Several large and small developments only a few blocks away. A wise investment in the path of progress. All three units rented.				
Remarks:					

**1701 A & B 19th Ave S, Seattle, WA 98144**

MLS#:	2346147	Status:	A	List Price:	\$999,999
Area:	385	Stat Dt:	03/20/2025		
Sub Prop:	Multi-Family	SqFt:	1,723		
Style Code:	52 - Duplex	Lot Size:	.115 ac/5,000 sf		
Community:	N Beacon Hill	Project:			
Year Built:	1981	CDOM:	179		
# Unit:	2	Parking:	5		
NOI:	\$44,631	Gen Zone:			
TR SqFt:	1,528	TMI:	\$4,800	New Cnstr:	
View:	Territorial				
Water:		TaxID:	754830-0585		
School Dist:	Seattle	Ann Tax:	\$7,359.00		
Compensation:	2.5%				
Marketing	Live in one unit and rent out the other with this duplex opportunity in sought after North Beacon Hill neighborhood! Each 2 bed/1 bath unit is 764 sq ft with thoughtfully designed floor plan, new carpet and one level living. Dedicated & private attached garage space for each unit with additional storage space, plus 3 additional driveway parking spaces. Shared coin op laundry and community yard. Separate electrical meter for each unit. Located in a great location with quick access to downtown Seattle & Eastside, I-90 and I-5 with multiple bus lines nearby.				
Remarks:					

**2435 S Walker St, Seattle, WA 98144**

MLS#: **2331159** Status: **A**
 Area: **390** Stat Dt: **06/21/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Central Area**
 Year Built: **1941** DOM: **86**
 # Unit: **2** # Story: **2**
 NOI: **\$** GAI: **\$**

List Price: **\$800,000**

SqFt:
 Lot Size: **.092 ac/4,000 sf**
 Project:
 CDOM: **86**
 Parking: **0**
 Gen Zone: **Business, Commercial, Multi-Family, Office, Residential, Retail**

TR SqFt: **1,400** TMI: **\$6,000**
 View: **Territorial**

New Cnstr:

Water:
 School Dist: **Seattle**

TaxID: **1594600005**
 Ann Tax: **\$7,170.00**

Compensation: **3%**

Marketing
 Remarks: **Great Investment Opportunity! This duplex is located in Seattle's Mt. Baker a prime location. Only 13 minutes' walk to the Judkins Park Light Rail station. Two large BDs/1 bath, high ceilings in each unit & fenced backyard. NC3-75 zoned lot allows a builder to realize its highest & best use. Many development opportunities Townhomes, multifamily units/ retail spaces projects. Situated between 2 light rail stations, this property enhances income & long-term growth in a dynamic neighborhood. Perfect for owner-occupants renovate & live in one unit renting the other or investors lease both while planning for future development. Enjoy urban living super walkable, bikeable & many bus lines, explore Seattle & nearby cities. Value is in the land!**

**203 23rd Ave, Seattle, WA 98122**

MLS#: **2368607** Status: **A**
 Area: **390** Stat Dt: **05/01/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Central Area**
 Year Built: **1900** DOM: **137**
 # Unit: **2** # Story: **2**
 NOI: **\$** GAI: **\$**
 TR SqFt: **2,570** TMI: **\$**

List Price: **\$850,000**

SqFt: **2,570**
 Lot Size: **.110 ac/4,800 sf**
 Project:
 CDOM: **137**
 Parking: **0**
 Gen Zone: **Multi-Family, Residential**

View: **Territorial**

TaxID: **9826701775**
 Ann Tax: **\$0.00**

Water:
 School Dist: **Seattle**

Compensation: **2.5%**

Marketing
 Remarks: **Builders, developers, and investors! Here's your chance to capitalize on LR2(M) zoning in a prime Seattle location. This 4,800 SF corner lot offers excellent potential for redevelopment. The existing duplex, built in 1900 with 2,750 square feet, is most likely a tear-down with the value in the land. Surrounded by newer townhomes and multi-family construction, this is an ideal site for townhomes or other LR2(M)-permitted uses (buyer to verify). Enjoy convenient access to downtown, I-5, I-90, and public transit. Located near schools, parks, shops, restaurants, and major new developments, this property sits in one of Seattle's fastest-growing neighborhoods. Don't miss the opportunity to build your next multi-family project.**

**1300 E Remington Ct #A, Seattle, WA 98122**

MLS#: **2393797** Status: **A**
 Area: **390** Stat Dt: **07/07/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **First Hill**
 Year Built: **2021** DOM: **70**
 # Unit: **2** # Story: **4**
 NOI: **\$72,858** GAI: **\$83,790**
 TR SqFt: **1,310** TMI: **\$7,350**

List Price: **\$938,000**

SqFt: **1,310**
 Lot Size: **.016 ac/697 sf**
 Project:
 CDOM: **70**
 Parking: **0**
 Gen Zone:

View: **City, Mountain, Territorial**

TaxID: **2908700077**
 Ann Tax: **\$7,132.00**

Water:
 School Dist: **Seattle**

Compensation: **2.5%**

Marketing
 Remarks: **The intersection of First Hill and Cherry Hill, steps from Seattle University, this contemporary 2bed/2bath townhouse offers urban living at its finest—plus a fully equipped studio ADU with private entrance, perfect for tenants, guests, or home office use. Offered by the original builder, this light-filled home features sleek modern finishes and a rooftop deck with panoramic city and mountain views. The attached ground-level ADU includes its own kitchen, bathroom, washer/dryer, and separate entrance. Easy access to downtown, hospitals, tech hubs & transit—plus the best of Capitol Hill's dining, parks & nightlife just blocks away. Whether you're looking to live stylishly, invest smartly, or both, this home delivers. Short term rental history**

**1300 E Remington Ct #B, Seattle, WA 98122**

MLS#:	2385732	Status:	A	List Price:	\$938,000
Area:	390	Stat Dt:	06/20/2025	SqFt:	1,340
Sub Prop:	Multi-Family			Lot Size:	.012 ac/507 sf
Style Code:	52 - Duplex			Project:	
Community:	First Hill			CDOM:	87
Year Built:	2021	DOM:	87	Parking:	0
# Unit:	2	# Story:	4	Gen Zone:	
NOI:	\$	GAI:	\$	New Cnstr:	
TR SqFt:	1,340	TMI:	\$		
View:	City, Mountain				
Water:				TaxID:	2908700078
School Dist:	Seattle			Ann Tax:	\$7,049.00
Compensation:	2.5%				
Marketing					
Remarks:	Nestled between First Hill and Cherry Hill and just moments from Seattle University, this stylish 2-bedroom, 2-bath modern townhouse blends convenience, versatility, and city living. The home boasts sun-filled interiors, clean contemporary finishes, and a rooftop deck with sweeping views of the city skyline and surrounding mountains. A private ground-floor studio ADU—with its own kitchen, bathroom, laundry, and entrance—offers flexible options for rental income, guest accommodations, or a remote workspace. Located within easy reach of downtown, major hospitals, transit lines, and tech corridors, plus all the vibrant culture, cuisine, and green spaces a short stroll away. An ideal home for those seeking an investment, stylish living—or both.				

**2209 E Roanoke St, Seattle, WA 98112**

MLS#:	2343958	Status:	A	List Price:	\$945,000
Area:	390	Stat Dt:	03/14/2025	SqFt:	2,660
Sub Prop:	Multi-Family			Lot Size:	.096 ac/4,192 sf
Style Code:	52 - Duplex			Project:	Union City
Community:	Montlake			CDOM:	185
Year Built:	1921	DOM:	185	Parking:	3
# Unit:	2	# Story:	2	Gen Zone:	
NOI:	\$71,618	GAI:	\$71,618	New Cnstr:	
TR SqFt:	2,660	TMI:	\$73,080		
View:	Territorial				
Water:				TaxID:	8805900245
School Dist:	Seattle			Ann Tax:	\$8,783.00
Compensation:	2.5%				
Marketing					
Remarks:	Nestled among the cedars, this classic, very private 1923 home in Seattle's beautiful North Montlake neighborhood has been significantly upgraded, and also offers a separate 3 BR mother-in-law apartment on lower level with its own entrance and brand new kitchen and bath. Only 5 blocks from UW and light rail station, the property is also just two blocks from three different waterfront parks (Montlake Playfield, East and West Montlake Parks), as well as being only three blocks from the Arboretum. Hardwood floors throughout upper two floors of main house, offering four bedrooms, two baths, and spacious living room with fireplace. Relatively recent (2016) roof replacement, and new convective electric heaters throughout this home (2024).				

**703 18th Ave S, Seattle, WA 98144**

MLS#:	2411404	Status:	A	List Price:	\$1,149,950
Area:	390	Stat Dt:	07/22/2025	SqFt:	2,770
Sub Prop:	Multi-Family			Lot Size:	.049 ac/2,144 sf
Style Code:	52 - Duplex			Project:	
Community:	Central Area			CDOM:	133
Year Built:	1915	DOM:	55	Parking:	0
# Unit:	2	# Story:	3	Gen Zone:	
NOI:	\$59,225	GAI:	\$72,000	New Cnstr:	
TR SqFt:	2,770	TMI:	\$6,000		
View:	City, Partial				
Water:				TaxID:	3320000870
School Dist:	Seattle			Ann Tax:	\$10,275.00
Compensation:	3%%				
Marketing					
Remarks:	Welcome to this charming restored craftsman duplex in the heart of the city! Amazing owner-occupied opportunity! Located just blocks from downtown, stadiums, freeway access and more, this investment opportunity has it all! The main unit features 3 bedrooms, a grand main living floor with beautiful hardwood floors & gorgeous millwork details, formal dining & living spaces and an open kitchen and a finished basement. The second unit offers a spacious 1 bedroom layout including an open kitchen, tall ceilings and a large private deck and extra storage in-unit. Both units offer their own W/D, and peek-a-boo views of downtown Seattle!				

**444 13th Ave, Seattle, WA 98122**

MLS#: **2381992** Status: **A**
 Area: **390** Stat Dt: **05/28/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **First Hill**
 Year Built: **2021** DOM: **110**
 # Unit: **2** # Story: **4**
 NOI: **\$72,535** GAI: **\$83,790**
 TR SqFt: **1,700** TMI: **\$7,350**

List Price: **\$1,190,000**
 SqFt: **1,700**
 Lot Size: **.023 ac/998 sf**
 Project:
 CDOM: **110**
 Parking: **0**
 Gen Zone:
 New Cnstr:
 TaxID: **290870-0075**
 Ann Tax: **\$7,455.00**

View:
 Water:
 School Dist: **Seattle**
 Compensation: **2.5%**

Marketing
 Remarks: **The intersection of First Hill and Cherry Hill, steps from Seattle University, this contemporary 2bed/2bath townhouse offers urban living at its finest—plus a fully equipped studio ADU with private entrance, perfect for tenants, guests, or home office use. Offered by the original builder, this light-filled home features sleek modern finishes and a rooftop deck with panoramic city and mountain views. The attached ground-level ADU includes its own kitchen, bathroom, washer/dryer, and separate entrance. Easy access to downtown, hospitals, tech hubs & transit—plus the best of Capitol Hill's dining, parks & nightlife just blocks away. Whether you're looking to live stylishly, invest smartly, or both, this home delivers. Short term rental history**

**1114 13th Ave, Seattle, WA 98122**

MLS#: **2430947** Status: **A**
 Area: **390** Stat Dt: **09/08/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Capitol Hill**
 Year Built: **1900** DOM: **7**
 # Unit: **2** # Story: **2**
 NOI: **\$46,573** GAI: **\$63,637**
 TR SqFt: **2,418** TMI: **\$5,357**

List Price: **\$1,195,000**
 SqFt: **2,420**
 Lot Size: **.056 ac/2,418 sf**
 Project:
 CDOM: **7**
 Parking: **1**
 Gen Zone:
 New Cnstr:

View:
 Water:
 School Dist: **Seattle**
 Compensation: **2.25%**

Marketing
 Remarks: **This property offers an outstanding investment or owner-occupant opportunity with two spacious units: a 1BD/1BTH and a 3BD/1BTH with a sizeable deck off of the living room. Property has one deeded parking space in the alley for tenants to use. Both units feature large floorplans, classic architectural charm, and are positioned on a quiet, tree-lined street just steps from the Pike/Pine Corridor, Seattle University, Cal Anderson Park, Seattle Academy, and countless cafes, bars, and restaurants. With a Walk Score of 97 and Transit Score of 85, this location provides unparalleled access to amenities, employment centers, and transportation.**

**910 E Prospect St, Seattle, WA 98102**

MLS#: **2413415** Status: **A**
 Area: **390** Stat Dt: **09/10/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **North Capitol Hill**
 Year Built: **1905** DOM: **43**
 # Unit: **4** # Story: **3**
 NOI: **\$63,872** GAI: **\$84,960**
 TR SqFt: **2,400** TMI: **\$7,080**

List Price: **\$1,195,000**
 SqFt: **2,400**
 Lot Size: **.092 ac/4,000 sf**
 Project:
 CDOM: **43**
 Parking: **2**
 Gen Zone:
 New Cnstr:

View:
 Water:
 School Dist: **Seattle**
 Compensation: **2.25%**

Marketing
 Remarks: **SHOWING TIME: TUES 8/12 (11am - 1pm). Please confirm. The Mansion District Fourplex is a charming 4-unit multifamily property nestled in the heart of Seattle's desirable North Capitol Hill neighborhood next to Volunteer Park. This historic gem, built in 1905, blends timeless appeal with modern potential, offering investors a rare chance to capitalize on one of the city's most desirable areas. Whether you're looking to boost rental income through market-rate adjustments, legalize the two lower non-conforming units for added value, owner-occupy a unit while generating passive revenue, or redevelop the site into higher-density housing, this fourplex is poised for substantial returns in a market where demand continues to outpace supply.**

**911 Hiawatha Place S, Seattle, WA 98144**

MLS#: **2372525** Status: **A**
 Area: **390** Stat Dt: **05/08/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **Central Area**
 Year Built: **1901** DOM: **130**
 # Unit: **3** # Story: **2**
 NOI: **\$** GAI: **\$**
 TR SqFt: **1,921** TMI: **\$**
 View: **Territorial**

List Price: **\$1,299,000**
 SqFt: **1,921**
 Lot Size: **.051 ac/2,213 sf**
 Project: **Rainier Blvd**
 CDOM: **130**
 Parking: **0**
 Gen Zone: **Multi-Family, Residential**
 New Cnstr:

Water: **Seattle** TaxID: **713230-0300**
 School Dist: **2.5%** Ann Tax: **\$7,135.00**
 Compensation:
 Marketing
 Remarks: **Exceptional studs-out remodel with updated electrical, plumbing, hvac, roof, and concrete foundation. Each of the three units are separately metered and have modern finishes, new kitchens, in-unit laundry, and private entrances. Turnkey investment or owner-occupant opportunity. Located just steps from the upcoming Judkins Park Light Rail Station, with easy access to downtown, i-90, and the Eastside.**

**261 E Boston St, Seattle, WA 98102**

MLS#: **2351497** Status: **A**
 Area: **390** Stat Dt: **03/27/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Eastlake**
 Year Built: **1910** DOM: **172**
 # Unit: **4** # Story: **2**
 NOI: **\$66,117** GAI: **\$83,505**
 TR SqFt: **2,762** TMI: **\$7,325**
 View:

List Price: **\$1,525,000**
 SqFt: **2,762**
 Lot Size: **.046 ac/2,010 sf**
 Project:
 CDOM: **172**
 Parking: **0**
 Gen Zone: **Multi-Family**
 New Cnstr:

Water: **Seattle** TaxID: **2902200043**
 School Dist: **2.5%** Ann Tax: **\$10,188.00**
 Compensation:
 Marketing
 Remarks: **This rare 4 Unit Eastlake property is located in one of Seattle's most coveted neighborhoods just blocks from South Lake Union and Seattle's technology hub. The building was fully renovated down to the studs in 2014. This extensive renovation enhanced the charm of the units that include many tasteful period upgrades. The interiors have been updated with new attractive kitchen cabinets, fixture, appliances and each unit have its own laundry and separate entrance. The units have high ceilings with exceptional lighting. The systems of the building have been replaced with all new electrical services, wiring, plumbing and quick recovery water tanks.**

**702 11th Ave E, Seattle, WA 98102**

MLS#: **2392772** Status: **A**
 Area: **390** Stat Dt: **07/22/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Capitol Hill**
 Year Built: **1904** DOM: **77**
 # Unit: **2** # Story: **4**
 NOI: **\$51,144** GAI: **\$67,680**
 TR SqFt: **3,830** TMI: **\$5,640**
 View: **City**

List Price: **\$1,550,000**
 SqFt: **3,830**
 Lot Size: **.099 ac/4,311 sf**
 Project:
 CDOM: **77**
 Parking: **2**
 Gen Zone: **Residential**
 New Cnstr:

Water: **Seattle** TaxID: **133630020005**
 School Dist: **2.5%** Ann Tax: **\$15,136.00**
 Compensation:
 Marketing
 Remarks: **Here's a grand old Craftsman Capitol Hill duplex in a prime location! There's a lot of potential here with below-market rents and month-to-month tenants. The upper unit is three stories with 6 bedrooms and views of downtown. The lower basement unit is a studio. With lots of unfinished basement square footage, there's potential to add more rentable square footage. Parking for two cars off the alley. -- OR BUILD! -- This 4,311 square-foot corner lot, with alley access, is zoned LR3 with nearly shovel-ready plans by Hybrid Architecture for 5 duplex units (4 townhomes and a single-family home.)**

**1201 E Denny Wy, Seattle, WA 98122**

MLS#: **2397334** Status: **A**
 Area: **390** Stat Dt: **06/24/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **Capitol Hill**
 Year Built: **1906** DOM: **83**
 # Unit: **3** # Story: **3**
 NOI: **\$15,015** GAI: **\$29,940**
 TR SqFt: **2,730** TMI: **\$2,495**
 View:

List Price: **\$1,625,000**
 SqFt: **2,730**
 Lot Size: **.069 ac/3,000 sf**
 Project: **Nagle's Addition**
 CDOM: **83**
 Parking: **0**
 Gen Zone: **Commercial, Multi-Family**
 New Cnstr:

Water: **Seattle** TaxID: **600300-1434**
 School Dist: **3%** Ann Tax: **\$14,925.14**
 Compensation:
 Marketing
 Remarks: **First time on the market in 67 years! Mixed-use building at the corner of 12th & Denny in the heart of Capitol Hill. Main-level commercial space has a strong track record of supporting successful businesses, including bars and restaurants. Two residential units: 1201 is a 2BD/1BA stylishly renovated in 2018; 1203 is a refreshed 3BD/1BA. Both units feature in-unit laundry and private, fenced backyards. Exceptional location with a Walk Score of 97—just 2 blocks from the Link Light Rail at E. Denny & Broadway. Cal Anderson Park is 1 block away. Easy access to downtown, Lake Union, and all the amenities of the urban core. Prime NC3-75 zoning offers outstanding future potential.**

**301 Belmont Ave E, Seattle, WA 98102**

MLS#: **2369945** Status: **A**
 Area: **390** Stat Dt: **05/06/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Capitol Hill**
 Year Built: **1908** DOM: **132**
 # Unit: **4** # Story: **3**
 NOI: **\$79,590** GAI: **\$116,130**
 TR SqFt: **3,643** TMI: **\$10,060**
 View: **City, Territorial**

List Price: **\$1,695,000**
 SqFt: **3,643**
 Lot Size: **.091 ac/3,952 sf**
 Project:
 CDOM: **132**
 Parking: **3**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **6848200536**
 Ann Tax: **\$15,111.00**

School Dist: **Seattle**
 Compensation: **2.5%**
 Marketing
 Remarks: **This rarely offered fourplex in a prime Capitol Hill location features three 2BD units and one 1BD with expansive floor plans—ideal for investor income or owner-occupancy. Set on a 3,952 SF lot zoned MR, it blends long-term redevelopment value with Tudor-style curb appeal and lasting architectural charm. Renovated interiors feature oak floors, bay windows, classic millwork, and exposed brick. Amenities include in-unit laundry, private entries, a detached garage, and gated landscaping. This A+ location, with a Walk Score of 97, is just blocks to light rail, South Lake Union, and the city's vibrant nightlife core.**

**503 12th Ave E, Seattle, WA 98102**

MLS#: **2410817** Status: **A**
 Area: **390** Stat Dt: **09/09/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Capitol Hill**
 Year Built: **1904** DOM: **67**
 # Unit: **2** # Story: **4**
 NOI: **\$46,000** GAI: **\$**
 TR SqFt: **3,484** TMI: **\$**
 View: **City, Mountain, Sound, Territorial**

List Price: **\$1,975,000**
 SqFt: **3,484**
 Lot Size: **.092 ac/4,000 sf**
 Project:
 CDOM: **67**
 Parking: **3**
 Gen Zone:
 New Cnstr:
 TaxID: **6852700080**
 Ann Tax: **\$13,977.84**

School Dist: **Seattle**
 Compensation: **2.5%**
 Marketing
 Remarks: **Welcome to the Treehouse! This home is a distinguished craftsman in the heart of Capitol Hill. Thoughtfully reimagined, this home offers versatility at every level. The finished basement is perfect for entertaining or even running a home business, while the main-floor ADU doubles as a successful Airbnb. Upstairs, every window frames lush treetop views, with the primary suite showcasing the Olympics, the Sound, and the Space Needle. Outside, enjoy a wraparound porch, gated front and side yards, and a courtyard-style backyard complete with its own sauna. A private oasis in the middle of Seattle AND the seller is offering a \$5K credit at closing.**

**2821 Bellevue Wy SE, Bellevue, WA 98004**

MLS#: **2364881** Status: **A**
 Area: **520** Stat Dt: **08/21/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **Enatai**
 Year Built: **1915** DOM: **78**
 # Unit: **3** # Story: **3**
 NOI: **\$61,043** GAI: **\$79,200**
 TR SqFt: **2,200** TMI: **\$6,500**
 View: **Territorial**

List Price: **\$1,799,000**
 SqFt: **2,200**
 Lot Size: **.496 ac/21,610 sf**
 Project:
 CDOM: **78**
 Parking: **6**
 Gen Zone: **Residential**
 New Cnstr:
 TaxID: **7000100441**
 Ann Tax: **\$10,030.00**

School Dist: **Bellevue**
 Compensation: **2.5%**
 Marketing
 Remarks: **Opportunity abounds in Enatai! Developer's dream 1/2 acre lot with potential to subdivide across the street from the new South Bellevue Light Rail Station. Current home has been converted into a 6 bedroom, 4 bath triplex. Lower unit is 2 BD, 1 BA. Middle unit is 3 BD, 2 BA. Upper unit is 1 BD, 1 BA. Parking available for 6 cars. Tenants in place paying \$4,260 per month at 75% occupancy. Potential rent is \$6,420 at 100% occupancy. Keep leases in place for rental income as you plan a new build or live in one unit while renting out the other two to help pay your mortgage.**

**712 714 142nd Place SE, Bellevue, WA 98007**

MLS#:	2233374	Status:	A	List Price:	\$1,595,000
Area:	530	Stat Dt:	05/06/2024		
Sub Prop:	Multi-Family	SqFt:	2,440		
Style Code:	52 - Duplex	Lot Size:	.225 ac/9,787 sf		
Community:	Bellevue	Project:	Broadmoor Court		
Year Built:	1978	CDOM:	497		
# Unit:	2	DOM:	497		
NOI:	\$	# Story:	1		
TR SqFt:	2,440	GAI:	\$		
View:		TMI:	\$4,570		
Water:		Gen Zone:	Multi-Family		
School Dist:	Bellevue	New Cnstr:			
Compensation:	2%	TaxID:	1117600040		
Marketing		Ann Tax:	\$10,217.00		
Remarks:	Listed UNDER Assessed Value! .225 LOT with this amazing location is zoned Multi-Family Duplex. Live or rent out this 5BR, 3.5 bath duplex (Unit 712 has 2 beds/1.75 bath, Unit 714 has 3 beds/2 bath) in Bellevue which is near schools, Bellevue College, I-405 & I-90. Laminate flooring in the entry, dining room and main bath. Carpeted spaces as well. Woodburning fireplaces in both units. Well lit, spacious galley-style kitchen. Cul-de-sac living with 2 car garage, carport & driveway parking. Backyard hosts individual patios & fencing. No HOA fees. Don't miss out on this investment property! Or your place to call home!				

**505 3rd St, Kirkland, WA 98033-6216**

MLS#:	2422209	Status:	A	List Price:	\$2,950,000
Area:	560	Stat Dt:	08/16/2025		
Sub Prop:	Multi-Family	SqFt:	1,920		
Style Code:	52 - Duplex	Lot Size:	.117 ac/5,100 sf		
Community:	Downtown	Project:			
Year Built:	1968	CDOM:	30		
# Unit:	2	DOM:	30		
NOI:	\$	# Story:	2		
TR SqFt:	1,920	GAI:	\$		
View:	Territorial	TMI:	\$1		
Water:		Gen Zone:	Multi-Family, Residential		
School Dist:	Lake Washington	New Cnstr:			
Compensation:	2.5%	TaxID:	3900100105		
Marketing		Ann Tax:	\$12,290.00		
Remarks:	Exceptional rare location & land development opportunity in Kirkland East of Market! Located just a 2-min walk from vibrant downtown Kirkland, this property potential offers numerous development possibilities. Plans are available for constructing 6 cottages / townhomes. Choose existing renovated duplex & add 4 more units. Option to develop tiny homes or long-term strategy, retain the property & utilize existing duplex as a STR w/ strong cash flow for future development. Existing units fully renovated, incl new kitchen cab, qrtz cntrs, SS apps, w/ W/D. Lot is a unique opportunity in downtown Kirkland w/multiple development potential. Driveway variance in process w/ City of Kirkland. Buyer to verify all information to their satisfaction.				

**8 10th Ave S, Kirkland, WA 98033**

MLS#:	2430471	Status:	A	List Price:	\$3,200,000
Area:	560	Stat Dt:	09/09/2025		
Sub Prop:	Multi-Family	SqFt:	2,976		
Style Code:	54 - 4-Plex	Lot Size:	.169 ac/7,365 sf		
Community:	Moss Bay	Project:			
Year Built:	1967	CDOM:	6		
# Unit:	4	DOM:	6		
NOI:	\$17,737	# Story:	2		
TR SqFt:	2,976	GAI:	\$92,400		
View:	City, Lake, Mountain	TMI:	\$7,675		
Water:		Gen Zone:	Multi-Family		
School Dist:	Lake Washington	New Cnstr:			
Compensation:	1.5%	TaxID:	0825059209		
Marketing		Ann Tax:	\$12,608.00		
Remarks:	4-Plex condo building in the most coveted location in the Greater Eastside! Fully rented and well maintained right in the heart of downtown Kirkland - close to the lake, and right across the Lake Street from the Settler's Landing - featuring a public dock, fishing area, and benches. Stunning environment with natural beach, gazebo, and splendid sunset. Fine dining, boutique shops, and Farmer Market. Walkable to all the amenities a city could offer: library, theater, and public transit stations, etc. Corner lot zoned RM3.6, it provides possibilities for redevelopment. An offering of lifetime! Buyer may assume current loan or use seller financing. Redevelopment plans made by owners are available upon request.				

**12602 NE 118th St, Kirkland, WA 98034-4134**

MLS#:	2279947	Status:	A	List Price:	\$1,599,950
Area:	600	Stat Dt:	09/19/2024		
Sub Prop:	Multi-Family	SqFt:	3,328		
Style Code:	54 - 4-Plex	Lot Size:	.180 ac/7,840 sf		
Community:	Totem Lake	Project:	Totem Firs		
Year Built:	1979	CDOM:	361		
# Unit:	4	Parking:	7		
NOI:	\$80,329	Gen Zone:	Multi-Family		
TR SqFt:	3,328	New Cnstr:			
View:					
Water:		TaxID:	2826059199		
School Dist:	Lake Washington	Ann Tax:	\$10,979.00		
Compensation:	2.5%				
Marketing	New Price-Clean and well maintained Kirkland 4-plex in Totem Lake Area, updated and fully occupied. Stucco & brick exterior, 2 bedroom 1 bath units with washer/dryer inside each unit, decks. 2 year old roof, new paint. Close to shopping, public transportation, freeway access and restaurants. Great low maintenance investment and easy to manage. Drive by and walk exterior. Please do not disturb tenants. HOA takes care of landscaping, trash removal, and common area maintenance. The 4-plex is one of 12 separate 4-plexes that make up Totem Firs Apartment complex. Each building owned separately.				
Remarks:					

**9608 NE 188th St, Bothell, WA 98011**

MLS#:	2408609	Status:	A	List Price:	\$1,695,000
Area:	610	Stat Dt:	07/16/2025		
Sub Prop:	Multi-Family	SqFt:	3,696		
Style Code:	54 - 4-Plex	Lot Size:	.157 ac/6,851 sf		
Community:	Bothell	Project:			
Year Built:	1986	CDOM:	61		
# Unit:	4	Parking:	8		
NOI:	\$92,355	Gen Zone:			
TR SqFt:	3,696	TMI:	\$10,240		
View:					
Water:		TaxID:	062605-9054		
School Dist:	Northshore	Ann Tax:	\$11,273.00		
Compensation:	2.5%				
Marketing	Well-located, value-add 4plex in the heart of Bothell! All 2BD/1.75BTH units with 1 currently vacant making it ideal for an owner/user. All units feature in-unit W/D, double-pane windows, dedicated storage and parking. There is operational value-add opportunity for a new owner to increase rents to market levels, implement utility bill-backs, and monetize storage and parking spaces. For investors seeking additional upside, there is renovation potential through cosmetic interior improvements. With its combination of steady in-place income, strategic location, and multiple avenues for growth, this Bothell Fourplex represents an attractive opportunity for both traditional investors and potential owner-occupants.				
Remarks:					

**617 W Emerson St, Seattle, WA 98119**

MLS#:	2428407	Status:	A	List Price:	\$1,095,000
Area:	700	Stat Dt:	09/03/2025		
Sub Prop:	Multi-Family	SqFt:	2,570		
Style Code:	53 - Tri-plex	Lot Size:	.101 ac/4,400 sf		
Community:	Queen Anne	Project:			
Year Built:	1957	CDOM:	12		
# Unit:	3	Parking:	3		
NOI:	\$53,214	Gen Zone:	Multi-Family		
TR SqFt:	2,570	TMI:	\$5,736		
View:	Canal, Territorial				
Water:		TaxID:	7443000555		
School Dist:	Seattle	Ann Tax:	\$10,812.00		
Compensation:	2%				
Marketing	617 W Emerson St is a 1957 triplex delivered fully vacant, offering immediate market leasing or value-add potential. Nestled between Ballard, Fremont, SLU, and Downtown, it provides access to top employers like Meta, Google, Amazon, and Expedia. On a quiet street, the property features functional layouts, updated kitchens, vinyl windows, and newer hot water tanks. The top unit is loft-style with a peekaboo canal view. Shared laundry/storage with potential to add rentable space enhances upside. This North Queen Anne Triplex presents strong investment appeal with favorable financing in one of Seattle's most sought-after neighborhoods.				
Remarks:					

**1222 6th Ave N, Seattle, WA 98109**

MLS#: **2429046** Status: **A**
 Area: **700** Stat Dt: **09/04/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Queen Anne**
 Year Built: **1925** DOM: **11**
 # Unit: **2** # Story: **3**
 NOI: **\$88,415** GAI: **\$114,840**
 TR SqFt: **2,990** TMI: **\$**
 View: **Territorial**

List Price: **\$1,199,000**
 SqFt: **2,990**
 Lot Size: **.092 ac/4,000 sf**
 Project:
 CDOM: **95**
 Parking: **1**
 Gen Zone: **Residential**
 New Cnstr:
 TaxID: **6096500025**
 Ann Tax: **\$10,469.00**

School Dist: **Seattle**
 Compensation: **2.5%**
 Marketing
 Remarks: **This charming Queen Anne duplex is filled with natural light and thoughtful updates throughout. The upper unit offers 3 bedrooms and 2 bathrooms, featuring a bright and welcoming living space with hardwood floors and a private deck perfect for summer evenings. The lower unit is a fully separate 1 bed, 1 bath apartment with its own entrance—ideal for rental income, guests, or additional space. With a new roof, fresh interior paint, and move-in ready condition, this property truly stands out. Just minutes from parks, cafes, and restaurants, it offers a rare chance to own in one of Seattle's most sought-after neighborhoods.**

**1930 5th Ave W, Seattle, WA 98119**

MLS#: **2423986** Status: **A**
 Area: **700** Stat Dt: **08/21/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Queen Anne**
 Year Built: **1906** DOM: **25**
 # Unit: **2** # Story: **2**
 NOI: **\$56,995** GAI: **\$72,168**
 TR SqFt: **1,630** TMI: **\$6,200**
 View:

List Price: **\$1,298,000**
 SqFt: **1,634**
 Lot Size: **.083 ac/3,600 sf**
 Project:
 CDOM: **25**
 Parking: **3**
 Gen Zone:
 New Cnstr:
 TaxID: **239710-1160**
 Ann Tax: **\$10,614.00**

School Dist: **Seattle**
 Compensation: **2.0%**
 Marketing
 Remarks: **Historic Queen Anne duplex with modern renovations & DADU potential-- Sophisticated charm throughout, 2022 renovation of the owner's suite shines with espresso-stained oak hardwoods & stylish finishes. Formal living, spacious dining & a quartz kitchen w/5-burner gas range & in-unit laundry. 2 bedrooms share a tiled three-quarter bath. The upper unit, remodeled in 2016, features a large deck, 1 bedroom, full bath, chic kitchen, abundant storage & in-unit laundry. Basement storage, alley access to 3 car off-street parking, all on a 3,600± sq ft lot with DADU potential add versatility. Just blocks from Coe, Ken's & Macrina's—an ideal opportunity for first-time buyers or owner-occupant investors in a premier Queen Anne location.**

**633 W Emerson St, Seattle, WA 98119**

MLS#: **2410459** Status: **A**
 Area: **700** Stat Dt: **07/21/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Queen Anne**
 Year Built: **1962** DOM: **56**
 # Unit: **4** # Story: **2**
 NOI: **\$71,354** GAI: **\$88,685**
 TR SqFt: **2,900** TMI: **\$7,998**
 View:

List Price: **\$1,395,000**
 SqFt: **2,900**
 Lot Size: **.101 ac/4,400 sf**
 Project:
 CDOM: **174**
 Parking: **4**
 Gen Zone:
 New Cnstr:
 TaxID: **74430-0535**
 Ann Tax: **\$10,636.00**

School Dist: **Seattle**
 Compensation: **2.5%**
 Marketing
 Remarks: **MOTIVATED SELLER – Seller has found a property he would like to exchange into, drastically increasing his want to sell. All the apartments have in-unit laundry, functional layouts, and complete kitchen appliance packages. The interior finishes blend original elements and simple updates that have been done over time. The future owner can capitalize on this and easily modernize the units cosmetically to increase income potential. The property offers a perfect blend of in-city living with a safe, quiet neighborhood feel. Located just a short drive on Highway 99 to downtown and within walking distance of Seattle Pacific University, the Fremont Sunday Market, and the shops atop Queen Anne Hill, this property is ideal for prospective tenants**

**417 Minor Ave N, Seattle, WA 98109**

MLS#: **2427483** Status: **A**
 Area: **700** Stat Dt: **09/04/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **South Lake Union**
 Year Built: **1909** DOM: **11**
 # Unit: **4** # Story: **3**
 NOI: **\$66,600** GAI: **\$90,823**

List Price: **\$1,398,000**
 SqFt: **4,107**
 Lot Size: **.082 ac/3,593 sf**
 Project: **Fairview Homestead Assn**
 CDOM: **11**
 Parking: **5**
 Gen Zone: **Business, Multi-Family, Office, Residential, Retail, See Remarks**

TR SqFt: **2,571** TMI: **\$7,669**
 View: **Territorial**

New Cnstr:

Water:
 School Dist: **Seattle**
 Compensation: **2%%**

TaxID: **2467400155**
 Ann Tax: **\$13,642.00**

Marketing
 Remarks: **Rare investment opportunity in South Lake Union w/ existing 4-Plex & mixed use zoning- ideal for owner/user! Located in Seattle's tech-sector neighborhood, property is one of the few remaining residential development parcels in the area, offering a myriad of options: retain rentals as residential/business/retail units & potentially add up to 3 townhomes on parking surface area; redevelop site w/ 6 townhome units or denser multifamily project-- generate income from existing fourplex while awaiting permits. Vacant land next door also for sale: with the two parcels combined, offer even more development opportunities. The neighborhood offers desirable work/life balance with a 99 walk score & nearby transit & I-5. Five on-site parking spaces!**

**2513 13th Ave W, Seattle, WA 98119**

MLS#: **2386288** Status: **A**
 Area: **700** Stat Dt: **06/22/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Seattle**
 Year Built: **1960** DOM: **85**
 # Unit: **4** # Story: **2**
 NOI: **\$87,157** GAI: **\$106,380**
 TR SqFt: **3,041** TMI: **\$9,046**

List Price: **\$1,572,000**
 SqFt: **3,140**
 Lot Size: **.092 ac/4,000 sf**
 Project:
 CDOM: **85**
 Parking: **4**
 Gen Zone: **Residential**

View: **Bay**
 Water:
 School Dist: **Seattle**
 Compensation: **2.25%%**

New Cnstr:
 TaxID: **277060-4175**
 Ann Tax: **\$10,709.00**

Marketing
 Remarks: **Great income property on Queen Anne's west slope. Water views from expansive windows and location make it always easy to lease. Upper units have cathedral ceilings. each floor shares a common laundry. Off street parking for four vehicles. Keep as a 4Plex or use included development plans and LR2 zoning to add and additional floor with penthouse or 2 more units. meticulously maintained, new windows, roof, hot water tanks, appliances, flooring all addressed as needed throughout ownership.**

**1001 1st Ave N, Seattle, WA 98109**

MLS#: **2432471** Status: **A**
 Area: **700** Stat Dt: **09/11/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **Queen Anne**
 Year Built: **1953** DOM: **4**
 # Unit: **3** # Story: **3**
 NOI: **\$** GAI: **\$**
 TR SqFt: **2,940** TMI: **\$**

List Price: **\$1,600,000**
 SqFt: **2,940**
 Lot Size: **.083 ac/3,630 sf**
 Project:
 CDOM: **67**
 Parking: **4**
 Gen Zone: **Multi-Family**

View: **City, Partial, Sound, Territorial**
 Water:
 School Dist: **Seattle**
 Compensation: **1.5%**

New Cnstr:
 TaxID: **545730-0070**
 Ann Tax: **\$13,085.00**

Marketing
 Remarks: **Incredible investment opportunity in the heart of Queen Anne — a rare triplex offering iconic views of the Space Needle, skyline & water. Please do not disturb tenants; showings by appt only. Each unit offers a cozy wood fireplace, w/Units 1 & 2 offering private decks to take in the stunning views. Unit 1 & its replica, Unit 2, are spacious 2-bed/1-bath layouts w/carpet/vinyl flooring & fully equipped kitchens. Unit 3 is a charming 1-bed, 1-bath w/hardwood floors in the living rm & vinyl in the kitchen. The property has 3 separate meters, baseboard heating throughout & on-site coin laundry. Whether you're looking to live in one unit & rent the others or expand your rental portfolio, this triplex delivers both location & long-term potential.**

**920 4th Ave N, Seattle, WA 98109**

MLS#: **2429520** Status: **A**
 Area: **700** Stat Dt: **09/04/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Queen Anne**
 Year Built: **1904** DOM: **11**
 # Unit: **2** # Story: **2**
 NOI: **\$41,837** GAI: **\$59,851**
 TR SqFt: **1,910** TMI: **\$5,254**
 View: **City, Mountain, Territorial**

List Price: **\$1,620,000**
 SqFt: **2,472**
 Lot Size: **.117 ac/5,112 sf**
 Project: **Mercers 2nd Add to N Seattle**
 CDOM: **104**
 Parking: **2**
 Gen Zone: **Residential**
 New Cnstr:
 TaxID: **5457801580**
 Ann Tax: **\$15,243.00**

Water: **Seattle**
 School Dist: **2.5%**
 Compensation:
 Marketing
 Remarks: **A rare offering in Queen Anne, this charming 1904 duplex captures stunning Seattle skyline views from its perch on an expansive 5,000+ SF corner lot. Fresh paint inside and out. Newer roof, refinished wood floors (up), and all systems inspected. Inspections and receipts available. Potential 3rd floor suite in walk-up attic. 500+ SF decks extend living space. This home offers flexibility — live in one unit and rent the other or restore it to its roots as a single-family residence. Fully rented for 15 years; see related multi-family listing for financials. Maintained by meticulous homeowner. Just steps to Seattle Center, shops, dining, and SLU tech. This property combines location, views, and history in one of Seattle's premier neighborhoods!**

**3021 21st Ave W, Seattle, WA 98199**

MLS#: **2387014** Status: **A**
 Area: **700** Stat Dt: **06/14/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Magnolia**
 Year Built: **1967** DOM: **104**
 # Unit: **4** # Story: **2**
 NOI: **\$82,927** GAI: **\$111,780**
 TR SqFt: **3,500** TMI: **\$9,315**
 View: **Mountain, Partial**

List Price: **\$1,650,000**
 SqFt: **3,800**
 Lot Size: **.138 ac/6,000 sf**
 Project:
 CDOM: **192**
 Parking: **8**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **277060-2110**
 Ann Tax: **\$16,054.00**

Water: **Seattle**
 School Dist: **2.5%**
 Compensation:
 Marketing
 Remarks: **Discover the perfect investment opportunity with this meticulously and tastefully renovated mid-century Magnolia 4-plex. Every aesthetic and mechanical detail has been thoughtfully addressed, ensuring lasting quality and pride of ownership for years to come. Stylish units feature modern kitchens with stainless steel appliances, slab countertops, and solid wood designer cabinets, along with skylights, custom tiled showers with granite accents, and private decks or patios. Off-street parking for 8 vehicles, this property is as practical as it is appealing. Conveniently located near Magnolia's amenities, Ballard, S. Lake Union, and downtown Seattle, this income-generating property sits on a 6,000 sq. ft. LR1-zoned lot. Don't miss out!**

**529 N 103rd St, Seattle, WA 98133-9201**

MLS#: **2425317** Status: **A**
 Area: **705** Stat Dt: **09/04/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Greenwood**
 Year Built: **1922** DOM: **11**
 # Unit: **2** # Story: **1**
 NOI: **\$** GAI: **\$**
 TR SqFt: **1,620** TMI: **\$2,600**

List Price: **\$650,000**
 SqFt: **1,620**
 Lot Size: **.088 ac/3,844 sf**
 Project: **North Park**
 CDOM: **11**
 Parking: **4**
 Gen Zone:
 New Cnstr:
 TaxID: **614560-1310**
 Ann Tax: **\$7,239.00**

Water: **Seattle**
 School Dist: **2.5%**
 Compensation:
 Marketing
 Remarks: **Endless Potential in a Prime Seattle Location! This duplex offers a unique opportunity for investors, builders, or visionaries looking to create something truly special. Surrounded by newer developments, the lot is ideally positioned for redevelopment or continued use as a rental investment. With both units now vacant, the property is a blank canvas ready for your plans, whether that's maximizing rental income, designing your dream project, or building for resale. Enjoy unbeatable convenience with quick access to major freeways, shopping, dining, and Seattle's thriving business districts. A rare find with endless possibilities!**

**7519 24th Ave NW, Seattle, WA 98117**

MLS#: **2419947** Status: **A**
 Area: **705** Stat Dt: **08/12/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Loyal Heights**
 Year Built: **1944** DOM: **34**
 # Unit: **2** # Story: **2**
 NOI: **\$** GAI: **\$**
 TR SqFt: **1,540** TMI: **\$**

List Price: **\$749,000**
 SqFt: **1,540**
 Lot Size: **.049 ac/2,135 sf**
 Project:
 CDOM: **46**
 Parking: **1**
 Gen Zone:
 New Cnstr:

View:
 Water:
 School Dist:
 Compensation:
 Marketing
 Remarks:

TaxID: **6021503460**
 Ann Tax: **\$5,749.00**

Well-maintained & updated duplex in loyal heights neighborhood. A perfect opportunity to live in upper unit & generate rental income from lower, or rent both for strong income potential. Newly remodeled upper unit has 2b/1b w/new kitchen featuring white cabinets, quartz countertops & new appliances. New bathroom w/new vanity, modern fixtures & new tub. New LVP flooring & fresh interior paint, hardwood flooring, wood-burning fireplace, in-unit W/D, gas forced air heating & double pane windows. Lower-level unit offers 1b/1b w/private entrance, full kitchen, in-unit W/D & new carpet. Enjoy fully fenced front yard & one assigned carport parking off alley. Unbeatable location, steps from transit, shops, dining, & all that Ballard has to offer.

**4320 Palatine Ave N, Seattle, WA 98103**

MLS#: **2428651** Status: **A**
 Area: **705** Stat Dt: **09/03/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Fremont**
 Year Built: **1953** DOM: **13**
 # Unit: **2** # Story: **2**
 NOI: **\$26,543** GAI: **\$38,544**
 TR SqFt: **1,400** TMI: **\$3,650**

List Price: **\$774,950**
 SqFt: **1,400**
 Lot Size: **.070 ac/3,060 sf**
 Project:
 CDOM: **13**
 Parking: **2**
 Gen Zone:
 New Cnstr:

View: **Mountain, Territorial**

Water:
 School Dist:
 Compensation:
 Marketing
 Remarks:

TaxID: **6610000971**
 Ann Tax: **\$6,562.00**

Attention Investors, Builders, Developers & Home Buyers, your Golden opportunity awaits to purchase an As Is property under market value due to a code compliance issue that needs to be resolved, your time and efforts will = equity and profit \$\$. Unique tranquil, urban sanctuary located within the heart of the City. Two homes perched on a hillside enjoy year-round light & gorgeous mountain & territorial views. The custom-remodeled homes provide an abundance of lifestyle flexibility by using as a single home, home office, guest suite or short/long term rental. Indoor Outdoor living at it's best in the professionally-landscaped garden. Situated in one of the best neighborhoods in Seattle. Quality, durable & solid mid century construction.

**7346 15th Ave NW, Seattle, WA 98117**

MLS#: **2372349** Status: **A**
 Area: **705** Stat Dt: **05/08/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Ballard**
 Year Built: **1931** DOM: **130**
 # Unit: **2** # Story: **2**
 NOI: **\$26,097** GAI: **\$41,940**
 TR SqFt: **1,960** TMI: **\$3,495**

List Price: **\$798,000**
 SqFt: **2,260**
 Lot Size: **.098 ac/4,250 sf**
 Project: **Ballard Park Addition**
 CDOM: **391**
 Parking: **4**
 Gen Zone: **Commercial, Multi-Family, See Remarks**
 New Cnstr:

View:
 Water:
 School Dist:
 Compensation:
 Marketing
 Remarks:

TaxID: **0461002810**
 Ann Tax: **\$9,768.00**

Live in one unit and rent the other! 7346 features 1 bed, 1 bath, basement, w/ tenant through August 2026. 7348 has 1 bed, 1 bath, huge usable attic space, basement, w/ tenant who is willing to be bought out of their lease. Shared backyard + individual driveways & garages add to the appeal. Exciting potential with the neighboring property also available (7342 15th Ave NW). Zoned NC2P-55 and situated in a highly sought-after location surrounded by thriving residential & commercial growth. Purchase both lots to develop a mixed-use structure or buy the duplex alone as a valuable investment. Perfectly positioned for growth & long term value.

**10450 Alderbrook Place NW, Seattle, WA 98177**

MLS#:	2418668	Status:	A	List Price:	\$850,000
Area:	705	Stat Dt:	08/08/2025		
Sub Prop:	Multi-Family	SqFt:	1,820		
Style Code:	52 - Duplex	Lot Size:	.270 ac/11,761 sf		
Community:	Crown Hill	Project:			
Year Built:	1950	CDOM:	38		
# Unit:	2	Parking:	0		
NOI:	\$	Gen Zone:	Multi-Family		
TR SqFt:	1,820	New Cnstr:			
View:					
Water:		TaxID:	1070000609		
School Dist:	Seattle	Ann Tax:	\$15,024.00		
Compensation:	3%				

Remarks: Side-by-Side Duplex in Prime Location Near Carkeek Park. Situated on a quiet street, this solid duplex features two spacious units: 10452 with 2 bedrooms/1 bath and 10450 with 3 bedrooms/1 bath. Both offer kitchens with eating areas, hardwood floors, and daylight basements with laundry and ample storage. The basements provide excellent potential for additional finished living space. Strong structure with opportunity for cosmetic updates to maximize value. Currently leased at below-market rents, presenting an exceptional value-add opportunity for investors seeking upside in a desirable neighborhood.

**652 NW 85th St, Seattle, WA 98117**

MLS#:	2416799	Status:	A	List Price:	\$950,000
Area:	705	Stat Dt:	08/05/2025		
Sub Prop:	Multi-Family	SqFt:	3,096		
Style Code:	52 - Duplex	Lot Size:	.108 ac/4,700 sf		
Community:	Crown Hill	Project:	BORZONES 2ND ADD PLAT BLOCK		
Year Built:	1918	CDOM:	41		
# Unit:	2	Parking:	3		
NOI:	\$	Gen Zone:			
TR SqFt:	3,096	New Cnstr:			
View:					
Water:		TaxID:	094600-0270		
School Dist:	Seattle	Ann Tax:	\$825.00		
Compensation:	2.5%				

Remarks: Opportunity for Crown Hill Urban Village Multi-Family property (former law office) zoned NC1-55(M)! Hold as fully leased income property then develop mixed use project: apartments, coop or condo w/ ground level comm (retail, office, medical) up to 16 units - Square Footage up to 41,000 and Traffic Count 18,800 - 20,000. Flexible to owner-occupy w/ residential lending. Surrounding density is growing with new NR zoning. Current rents total \$4,800 (near 5% Cap) Don't miss your opportunity to own this fantastic investment opportunity and be in the heart of Crown Hill-Ballard-Greenwood. Okay to street appraise exterior. Interior tour with signed PSA. Finance Sheet Uploaded.

**7737 21st Ave NW #A & B, Seattle, WA 98117**

MLS#:	2376006	Status:	A	List Price:	\$969,950
Area:	705	Stat Dt:	07/10/2025		
Sub Prop:	Multi-Family	SqFt:	2,222		
Style Code:	52 - Duplex	Lot Size:	.105 ac/4,573 sf		
Community:	Loyal Heights	Project:			
Year Built:	1941	CDOM:	106		
# Unit:	2	Parking:	0		
NOI:	\$47,211	Gen Zone:	Multi-Family		
TR SqFt:	2,222	New Cnstr:			
View:					
Water:		TaxID:	7698630020		
School Dist:	Seattle	Ann Tax:	\$12,023.00		
Compensation:	3%				

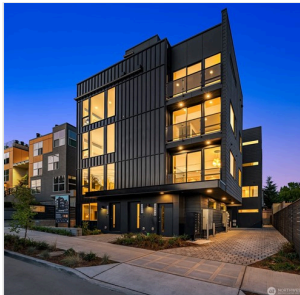
Remarks: Turnkey duplex investment in prime Ballard location. Investor-ready and like new, this modern duplex is located in the highly sought-after Loyal Heights neighborhood. Each unit features open floor plans, durable luxury vinyl plank flooring, low-maintenance vinyl windows, custom cabinetry, quartz countertops, and stainless steel appliances. In-unit washer and dryer in both units reduce turnover costs and boost tenant appeal. Situated just steps from Loyal Heights Community Center and Playfields and a short walk to mass transit, this property offers strong rental potential across a wide demographic. Minimal maintenance, high-quality finishes, and an unbeatable location make this an ideal addition to any investment portfolio.

**6743 15th Ave NW, Seattle, WA 98117**

MLS #: **2359397** Status: **A**
 Area: **705** Stat Dt: **04/13/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Ballard**
 Year Built: **1906** DOM: **155**
 # Unit: **4** # Story: **2**
 NOI: **\$37,850** GAI: **\$2,500**
 TR SqFt: **2,350** TMI: **\$4,600**

List Price: **\$998,000**
 SqFt: **2,350**
 Lot Size: **.100 ac/4,366 sf**
 Project: **2**
 CDOM: **155**
 Parking: **2**
 Gen Zone: **Business, Commercial, Multi-Family, Retail**
 New Cnstr:
 TaxID: **751850-0440**
 Ann Tax: **\$9,866.00**

View:
 Water:
 School Dist: **Seattle**
 Compensation: **2.5%**
 Marketing
 Remarks: **Located in a highly desirable neighborhood. The existing two-story building features three 1-bedroom units and one 2-bedroom unit, along with a backyard and a garage. All units are currently leased, though average market rents in the area are approximately 30% higher, offering strong potential for increased income. A rapid transit stop is situated directly in front of the property, providing quick and easy access to both downtown Seattle and Sea-Tac Airport. A Master Use Permit has already been obtained, and the flexible NC2-P55 zoning opens the door for redevelopment opportunities—whether for commercial, residential, or mixed-use purposes.**

**3612 Francis Ave N, Seattle, WA 98103**

MLS #: **2427700** Status: **A**
 Area: **705** Stat Dt: **09/03/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Fremont**
 Year Built: **2025** DOM: **12**
 # Unit: **2** # Story: **3**
 NOI: **\$58,504** GAI: **\$63,600**
 TR SqFt: **1,737** TMI: **\$5,300**
 View: **Territorial**

List Price: **\$1,075,000**
 SqFt: **1,737**
 Lot Size: **.021 ac/920 sf**
 Project: **12**
 CDOM: **12**
 Parking: **0**
 Gen Zone:
 New Cnstr: **Completed**

Water:
 School Dist: **Seattle**
 Compensation: **2.5%**
 Marketing
 Remarks: **Acclaimed developer Halverson Design Build presents a classic New York City-style collection of residences, each featuring rare self-contained apartments on the first floors, ideally suited for rental, guest quarters, home offices, or live/work spaces. Modern design + a thoughtful layout highlight this sun-drenched Fremont townhome. Chef's kitchen offers premier stainless appliances, quartz counters + designer finishes. Unwind in the luxurious primary bedroom suite with spa-like bath, which occupies the home's entire top level. Step up to a private rooftop deck, an urban oasis with mesmerizing views + great potential for entertaining. Vibrant, walkable neighborhood with great parks + dining.**

**6221 20th Ave NW, Seattle, WA 98107**

MLS #: **2430417** Status: **A**
 Area: **705** Stat Dt: **09/06/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Ballard**
 Year Built: **2017** DOM: **11**
 # Unit: **2** # Story: **3**
 NOI: **\$75,535** GAI: **\$84,000**
 TR SqFt: **1,740** TMI: **\$7,000**
 View: **City, Mountain, Partial**

List Price: **\$1,090,000**
 SqFt: **1,740**
 Lot Size: **.021 ac/905 sf**
 Project: **11**
 CDOM: **11**
 Parking: **2**
 Gen Zone:
 New Cnstr:

Water:
 School Dist: **Seattle**
 Compensation: **3%**
 Marketing
 Remarks: **Exceptionally rare opportunity to own a townhome in Ballard with two dedicated off-street parking spots and a full ADU! The main floor entrance welcomes you into a great room with soaring ceilings and wrapped with windows. Venetian plaster accent wall surrounds the gas fireplace and the kitchen features quartz counters, gas range, custom cabinets and large island with eating space. Second level features a primary suite with spa-like bathroom including oversize walk-in shower, double sinks, and walk-in closet. Private and spacious rooftop deck with gas hookup and views of downtown. Lower level ADU is ideal for work-from-home, rental, or multi-generational living featuring full bath, kitchenette, and separate laundry. Walk score of 90!**

TaxID: **276760-1823**
 Ann Tax: **\$8,465.00**

**2207 NW 61st St, Seattle, WA 98107**

MLS#: **2358085** Status: **A**
 Area: **705** Stat Dt: **08/02/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Ballard**
 Year Built: **1944** DOM: **81**
 # Unit: **2** # Story: **1**
 NOI: **\$21,494** GAI: **\$37,200**
 TR SqFt: **1,290** TMI: **\$3,100**
 View: **Territorial**

List Price: **\$1,150,000**
 SqFt: **1,290**
 Lot Size: **.109 ac/4,750 sf**
 Project: **Gillman Park Addition**
 CDOM: **81**
 Parking: **0**
 Gen Zone:
 New Cnstr:

Water:
 School Dist: **Seattle**
 Compensation: **2.5%**

TaxID: **276760-2915**
 Ann Tax: **\$10,741.00**

Marketing
 Remarks: **Prime Ballard development opportunity! Rarely available 4,750 square foot level lot (50' x 95') in the heart of Ballard, zoned LR2 (M) and currently home to a side-by-side duplex with alley access. First time on the market in 60 years, this property presents a range of possibilities in a very desirable location. Surrounded by vibrant neighborhood amenities, including shopping, restaurants, parks, great transit options and more. Fantastic walkability to Ballard's vibrant core, with a 94 Walk Score (and 95 Bike Score), this site checks all the boxes for your next project!**

**9528 9th Ave NW, Seattle, WA 98117**

MLS#: **2422004** Status: **A**
 Area: **705** Stat Dt: **08/15/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Crown Hill**
 Year Built: **1962** DOM: **38**
 # Unit: **4** # Story: **2**
 NOI: **\$** GAI: **\$**
 TR SqFt: **0** TMI: **\$**
 View:

List Price: **\$1,197,000**
 SqFt: **3,414**
 Lot Size: **.158 ac/6,888 sf**
 Project:
 CDOM: **38**
 Parking: **4**
 Gen Zone:
 New Cnstr:

Water:
 School Dist: **Seattle**
 Compensation: **2.5%**

TaxID: **186540001507**
 Ann Tax: **\$9,713.00**

Marketing
 Remarks: **Bring your creative vision to this blank slate. This previous fourplex with 7 bedrooms and 4 baths was being transformed and is partially down to the studs. Customize the layout as a luxury single family home, 2-3 townhouses or multi plex. Zoning is LR2 (M). New windows, roof, exterior paint, some interior paint, wall mounted heaters and partially completed wiring. Minor water leak during roof install caused slight mold; two pieces of drywall were affected and removed. Lot extends northeast, see photos. Sold as is. Great Opportunity!**

**921 N 85th St, Seattle, WA 98103**

MLS#: **2429013** Status: **A**
 Area: **705** Stat Dt: **09/04/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **Greenwood**
 Year Built: **1956** DOM: **11**
 # Unit: **3** # Story: **1**
 NOI: **\$55,309** GAI: **\$71,460**
 TR SqFt: **3,062** TMI: **\$5,955**
 View:

List Price: **\$1,250,000**
 SqFt: **3,062**
 Lot Size: **.120 ac/5,246 sf**
 Project: **Osners Add 03**
 CDOM: **89**
 Parking: **3**
 Gen Zone: **Multi-Family**
 New Cnstr:

Water:
 School Dist: **Seattle**
 Compensation: **2.5%**

TaxID: **6431000730**
 Ann Tax: **\$8,709.53**

Marketing
 Remarks: **Greenwood triplex offers ideal opportunity for location-focused investor looking for solid rental income. Charming 1950s brick construction features plenty of mid-century craftsmanship + design. Abundant sunlight + large windows. Two bedrooms in one unit with other being one-bedroom apartments. Refinished oak hardwoods + lower-level bonus space in two upper units. Washer/dryers in all 3 units. High-efficiency convection heat. Fenced yard with arbor for enjoying outdoors. One-car attached garage + dedicated parking. Prime location is near downtown/university bus lines + Green Lake Park; walk to the vibrant heart of Greenwood with its popular restaurants. Convenient access to I-5 + Aurora.**

**910 NW 52nd St, Seattle, WA 98107**

MLS#: **2424300** Status: **A**
 Area: **705** Stat Dt: **08/21/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **Woodland Park**
 Year Built: **1908** DOM: **25**
 # Unit: **3** # Story: **3**
 NOI: **\$56,500** GAI: **\$71,028**
 TR SqFt: **2,690** TMI: **\$5,919**
 View: **Territorial**

List Price: **\$1,250,000**
 SqFt: **2,690**
 Lot Size: **.115 ac/5,000 sf**
 Project: **Gilman Park Add**
 CDOM: **25**
 Parking: **1**
 Gen Zone:
 New Cnstr:
 TaxID: **276830-0710**
 Ann Tax: **\$11,762.00**

Water:
 School Dist: **Seattle**
 Compensation: **2.5%**
 Marketing
 Remarks: **Classic craftsman triplex rich with all of the charming details you dream of - original woodwork, built-ins, oversized windows & high-ceilings. Set in a 10/10 location with a park as your backyard, Ballard's brewery district & endless other options for fun & dining right out your doorstep, easy access to public transportation & the Gilman Trail. The primary home is a duplex plus a detached cottage & garage. Washer/dryer in 2 of 3 units & potential to develop the attic into a 4th unit (buyer to verify). What would you do with this opportunity to restore, expand or redevelop? One of the few remaining properties in the area that has not been redeveloped, with a level 50' x 100' lot & LR2 zoning providing a myriad of possibilities.**

**323 N 105th St, Seattle, WA 98133**

MLS#: **2313285** Status: **A**
 Area: **705** Stat Dt: **11/30/2024**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Greenwood**
 Year Built: **1982** DOM: **289**
 # Unit: **4** # Story: **2**
 NOI: **\$64,201** GAI: **\$84,000**
 TR SqFt: **3,284** TMI: **\$**

List Price: **\$1,275,000**
 SqFt: **3,284**
 Lot Size: **.088 ac/3,844 sf**
 Project:
 CDOM: **289**
 Parking: **7**
 Gen Zone: **Commercial, Residential, Retail**
 New Cnstr:
 TaxID: **6145600010**
 Ann Tax: **\$6,240.00**

Water:
 School Dist: **Seattle**
 Compensation: **2%**
 Marketing
 Remarks: **Explore this two-story, mixed-use property located in the heart of Greenwood, one of Seattle's most desirable and thriving neighborhoods. This well-maintained building combines two spacious residential units and two retail spaces, offering consistent cash flow in a prime location. The residential units include a 2-bedroom, 1.5-bath unit (1,275 sq. ft.) and a 2-bedroom, 1-bath unit (935 sq. ft.), both designed for comfortable living. The retail spaces are occupied by a coffee shop, making this property a balanced mix of residential and commercial appeal. This property is perfect for investors seeking reliable income from a mixed-use property in one of Seattle's most dynamic neighborhoods.**

**3919 2nd Ave NW, Seattle, WA 98107**

MLS#: **2408817** Status: **A**
 Area: **705** Stat Dt: **07/16/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Fremont**
 Year Built: **1957** DOM: **61**
 # Unit: **4** # Story: **2**
 NOI: **\$56,159** GAI: **\$73,216**
 TR SqFt: **2,108** TMI: **\$6,340**
 View: **Canal, Territorial**

List Price: **\$1,300,000**
 SqFt: **2,108**
 Lot Size: **.115 ac/5,000 sf**
 Project: **Canal Add**
 CDOM: **61**
 Parking: **2**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **1324300260**
 Ann Tax: **\$10,707.00**

Water:
 School Dist: **Seattle**
 Compensation: **2.5%**
 Marketing
 Remarks: **Sharp 4-plex in excellent neighborhood. Corner lot with nice views of the Canal. Coin op laundry on site. 2 off street parking spaces. Large deck. Close to shops and restaurants.**

**9251 Ashworth Ave N, Seattle, WA 98103**

MLS#: **2429955** Status: **A**
 Area: **705** Stat Dt: **09/11/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Licton Springs**
 Year Built: **1963** DOM: **4**
 # Unit: **4** # Story: **1**
 NOI: **\$** GAI: **\$**
 TR SqFt: **3,520** TMI: **\$2,750**

List Price: **\$1,325,000**
 SqFt: **3,520**
 Lot Size: **.115 ac/5,000 sf**
 Project:
 CDOM: **4**
 Parking: **2**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **4310702965**
 Ann Tax: **\$11,716.00**

Water:
 School Dist: **Seattle**
 Compensation: **2%**
 Marketing
 Remarks: **Exceptional Investment Opportunity on a Renovated 4-Unit Property This extensively updated duplex features two additional unpermitted units, offering a unique investment opportunity. While the extra units are not officially permitted, they provide additional rental potential, making this property ideal for investors seeking maximum income. The main units have been thoughtfully renovated with contemporary finishes, including durable LVP flooring throughout, granite countertops, stainless steel appliances, and in-unit w/d. The property offers 2 parking spaces. Plenty of spots are available on the street. Located on a quiet street across from Licton Park, the property combines a great location with a flexible income-generating setup.**

**816 N 43rd St, Seattle, WA 98103**

MLS#: **2376924** Status: **A**
 Area: **705** Stat Dt: **05/21/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **Fremont**
 Year Built: **1906** DOM: **117**
 # Unit: **3** # Story: **3**
 NOI: **\$55,600** GAI: **\$80,995**
 TR SqFt: **2,770** TMI: **\$6,700**
 View:
 Water:
 School Dist: **Seattle**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$1,370,000**
 SqFt: **2,770**
 Lot Size: **.086 ac/3,750 sf**
 Project:
 CDOM: **117**
 Parking: **3**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **5694000660**
 Ann Tax: **\$10,906.74**

This turn-key Fremont triplex features two 2-bed/1-bath units and one 3-bed/1-bath unit. Each unit offers stylish finishes including hardwood floors, quartz countertops, and white shaker cabinets. On-site laundry and one reserved off-street parking space add convenience. Ideally located just minutes from downtown and centrally positioned between Fremont, Green Lake, and Wallingford. This low-maintenance investment is 100% occupied and ready to generate steady rental income from day one. A smart opportunity in one of Seattle's most desirable neighborhoods. Showing after mutual acceptance only!

**6500 Phinney Ave N, Seattle, WA 98103**

MLS#: **2425793** Status: **A**
 Area: **705** Stat Dt: **08/28/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **Phinney Ridge**
 Year Built: **1920** DOM: **18**
 # Unit: **3** # Story: **3**
 NOI: **\$54,368** GAI: **\$54,368**
 TR SqFt: **3,182** TMI: **\$8,626**
 View: **City, Lake, Mountain**
 Water:
 School Dist: **Seattle**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$1,375,000**
 SqFt: **3,182**
 Lot Size: **.079 ac/3,452 sf**
 Project:
 CDOM: **18**
 Parking: **4**
 Gen Zone:
 New Cnstr:
 TaxID: **675870-0040**
 Ann Tax: **\$10,800.00**

Perfectly positioned Mixed-Use Commercial/Residential corner lot property w/fantastic rental history just blocks from Woodland Park Zoo, Green Lake, public transit options, popular area amenities, cafes, restaurants & conveniences. A solid investment boasting modern updates throughout while preserving era relevant architectural features. Includes 1 commercial space with long term tenant & 2 vacant residential units; each with separate exterior access, individual meters, dedicated in-unit washer/dryer, abundance of storage & ample off-street parking w/alley access. Unit C: 2-story w/views of Green Lake, 4bed/2bth, fireplace, hardwoods & ss appliances. Unit D: street level, 2bed/1bth. Professional pre-inspection & sewer scope provided.

**8530 Nesbit Ave N, Seattle, WA 98103**

MLS#: **2382021** Status: **A**
 Area: **705** Stat Dt: **06/03/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Green Lake**
 Year Built: **1950** DOM: **104**
 # Unit: **4** # Story: **2**
 NOI: **\$67,059** GAI: **\$83,808**
 TR SqFt: **3,652** TMI: **\$6,285**
 View:
 Water:
 School Dist: **Seattle**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$1,380,000**
 SqFt: **3,652**
 Lot Size: **.141 ac/6,150 sf**
 Project:
 CDOM: **104**
 Parking: **4**
 Gen Zone: **Residential**
 New Cnstr:
 TaxID: **0993001626**
 Ann Tax: **\$11,233.00**

Hard-to-find 4-plex that offers the ideal blend of steady income and future upside. Each of the 4 well-designed units features 2 bedrooms and 1 bath. The lower-level units enjoy direct garden access, while the upper units boast high ceilings, skylights, and private patios. 4 dedicated parking spaces and a brand-new roof. Well-maintained with an effective build year of 1992. Prime location—just a short walk to Green Lake, shops, restaurants and many other amenities. Quick access to DT Seattle, I-5. High and stable rental income. Zoned LR3 on a large, flat lot with full utilities, making it a strong candidate for redevelopment. The newer apartment complex across the alley showcases the potential. A true investment gem—don't miss this one.

**5906 28th Ave NW, Seattle, WA 98107**

MLS#: **2417721** Status: **A**
 Area: **705** Stat Dt: **08/06/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Ballard**
 Year Built: **1944** DOM: **40**
 # Unit: **3** # Story: **3**
 NOI: **\$61,000** GAI: **\$75,660**
 TR SqFt: **3,193** TMI: **\$6,305**

List Price: **\$1,385,000**
 SqFt: **2,842**
 Lot Size: **.080 ac/3,500 sf**
 Project: **See Legal**
 CDOM: **188**
 Parking: **4**
 Gen Zone: **Multi-Family**
 New Cnstr:

View:
 Water:
 School Dist: **Seattle**
 Compensation: **2%**

TaxID: **0476000005**
 Ann Tax: **\$11,425.00**

Marketing
 Remarks: **Turnkey Investment Opportunity in Prime Ballard Location! Three income producing units, completely rebuilt in 2008, offers an excellent investment with strong cash flow. Located in one of the city's most sought-after neighborhoods, the property features a 4-bedroom, 2-bath upper unit and a 2-bedroom, 1-bath daylight lower unit, each with separate entrances for privacy. A spacious oversized garage, added in 2008, provides additional rental income. Tenants cover all utilities, maximizing your return. Both units boast modern kitchens with dishwashers, full-size washers and dryers, and efficient H2O recirculating heat. Don't miss this exceptional opportunity in Ballard!**

**1000 N 49th St, Seattle, WA 98103**

MLS#: **2424150** Status: **A**
 Area: **705** Stat Dt: **08/22/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **Woodland Park**
 Year Built: **1965** DOM: **24**
 # Unit: **3** # Story: **1**
 NOI: **\$61,466** GAI: **\$79,781**
 TR SqFt: **2,530** TMI: **\$6,648**
 View: **Territorial**

List Price: **\$1,475,000**
 SqFt: **2,530**
 Lot Size: **.126 ac/5,500 sf**
 Project:
 CDOM: **24**
 Parking: **4**
 Gen Zone: **Residential**
 New Cnstr:

Water:
 School Dist: **Seattle**
 Compensation: **2.5%**

TaxID: **952110-1375**
 Ann Tax: **\$10,855.74**

Marketing
 Remarks: **As-built triplex (not a conversion) located on prime corner lot. Just steps to Woodland Park tennis courts & Green Lake. Always rented. Reliable income for more than 20 years. Off-street parking for 4+ vehicles. Walkable location, with great transit access. Comfortable units, each with a fireplace. One of three investment properties offered for sale by the same owner.**

**10202 1st Ave NW, Seattle, WA 98177**

MLS#: **2370636** Status: **A**
 Area: **705** Stat Dt: **05/08/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Seattle**
 Year Built: **1949** DOM: **130**
 # Unit: **4** # Story: **3**
 NOI: **\$68,103** GAI: **\$91,490**
 TR SqFt: **5,536** TMI: **\$7,860**

List Price: **\$1,499,000**
 SqFt: **5,530**
 Lot Size: **.138 ac/6,032 sf**
 Project:
 CDOM: **130**
 Parking: **4**
 Gen Zone: **Multi-Family**
 New Cnstr:

View:
 Water:
 School Dist: **Seattle**
 Compensation: **2.25%%**

TaxID: **3654200050**
 Ann Tax: **\$12,682.00**

Marketing
 Remarks: **This is a well maintained 4plex in a great location. Property has a new roof & paint in 2019. The seller completed a pre-sale property inspection and addressed the maintenance punch list. Long term tenants enjoy below market rents, strong upside in market rents. 3 town-style apartments were built in 2000, All 3 bedrooms, 2 baths, all equipped with washer dryer, dishwashers and disposers. The original attached SFR has 3 bedrooms and 1 bath. The lot is fenced on three sides has one garage and uncovered parking for three vehicles at the back. Investor upside with rent increases to market and additional development. Seller Financing available, Terms: Seller Note \$725K 36 months 5.75% interest only, balance in cash. no loan subordinations**

**4701 5th Ave NE, Seattle, WA 98105-4817**

MLS#: **2424890** Status: **A**
 Area: **705** Stat Dt: **08/28/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **Wallingford**
 Year Built: **1921** DOM: **18**
 # Unit: **3** # Story: **3**
 NOI: **\$37,424** GAI: **\$56,100**
 TR SqFt: **2,070** TMI: **\$4,675**

View: **Mountain, Sound**
 Water:
 School Dist: **Seattle**
 Compensation: **2%**
 Marketing
 Remarks:

List Price: **\$1,499,950**
 SqFt: **2,900**
 Lot Size: **.112 ac/4,867 sf**
 Project: **UNIVERSITY HILL TRS 2ND DIV**
 CDOM: **18**
 Parking: **10**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **881890-0395**
 Ann Tax: **\$9,875.46**

Investor & developer alert! Rarely available triplex on a prime Seattle corner lot w/0% vacancy since the '70s. Main floor features a spacious 2BD/1BA w/fireplace, kitchen, nook, large living room & sun-bathed den. Upstairs offers a studio + 1BD, both w/kitchens, decks & panoramic Mt. Rainier views—potential to merge into a 2BD for higher rents. 800+ sq ft basement is a value-add dream w/space for extra unit(s), bath & garage. Recent capital improvements: roof, siding, gutters & plumbing. Seconds to I-5, minutes to Wallingford, U-District, light rail & bus lines. Backyard presents ADU potential. Endless upside: cash flow, redevelopment, or repositioning in one of Seattle's hottest rental markets. Rare chance to own a legacy asset!

**4507 Phinney Ave N, Seattle, WA 98103**

MLS#: **2397141** Status: **A**
 Area: **705** Stat Dt: **06/25/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Fremont**
 Year Built: **1920** DOM: **82**
 # Unit: **4** # Story: **2**
 NOI: **\$70,340** GAI: **\$89,928**
 TR SqFt: **2,605** TMI: **\$7,494**

View: **City, Partial, Territorial**
 Water:
 School Dist: **Seattle**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$1,679,000**
 SqFt: **2,605**
 Lot Size: **.086 ac/3,750 sf**
 Project:
 CDOM: **82**
 Parking: **0**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **952210-0545**
 Ann Tax: **\$9,947.00**

Multi-family investment offering – rare opportunity to own 2 structures with 4 rental units on the border of the coveted Fremont & Phinney Ridge communities. This desirable property features a charming 1BR/1BA bungalow & a 2 story triplex with two 1BR/1BA units & one 2BR/1BA unit. All units include separate entrances & dedicated electrical meters. Charming interiors boast vintage period details including fir floors & old-world millwork coupled w/modern upgrades. Perfect for mid-level investors, this fully rented turn-key property offers steady cash flow w/attractive LR1 zoning providing a host of future development options. Incredible location just blocks to Fremont, close to Greenlake & Ballard, University of WA, w/easy access I-5 & SR-99.

**917 NW 57th St, Seattle, WA 98107**

MLS#: **2415174** Status: **A**
 Area: **705** Stat Dt: **08/01/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Ballard**
 Year Built: **1959** DOM: **45**
 # Unit: **4** # Story: **2**
 NOI: **\$78,420** GAI: **\$**
 TR SqFt: **3,440** TMI: **\$9,100**

View:
 Water:
 School Dist: **Seattle**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$1,757,000**
 SqFt: **3,600**
 Lot Size: **.115 ac/5,000 sf**
 Project: **Gilman Park Add**
 CDOM: **45**
 Parking: **2**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **2768100035**
 Ann Tax: **\$13,843.00**

Painted Brick 4-plex in vibrant Ballard Neighborhood. Surrounded by thriving Residential and Commercial growth. Quiet, Mid Block Location. Spacious Living Spaces consisting of (3) 2BR units and (1) Studio. In unit Washer/Dryers, Ample Closets, 2 units with Fireplaces and additional Storage Lockers. Thoughtfully renovated in 2017. New Windows, Stainless Steel Appliances, Quartz Counters, Laminate Flooring, updated Kitchens & Baths. Property also has a newer Roof. fenced in Dog Yard and 2 off street Parking Spots. A Solid Investment with long term growth potential.

**3617 Francis Ave N, Seattle, WA 98103**

MLS#: **2413396** Status: **A**
 Area: **705** Stat Dt: **07/28/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Fremont**
 Year Built: **1982** DOM: **49**
 # Unit: **4** # Story: **2**
 NOI: **\$113,173** GAI: **\$134,556**
 TR SqFt: **4,000** TMI: **\$11,213**

List Price: **\$1,775,000**
 SqFt: **4,772**
 Lot Size: **.115 ac/4,992 sf**
 Project:
 CDOM: **49**
 Parking: **4**
 Gen Zone:
 New Cnstr:

View:
 Water:
 School Dist:
 Compensation:
 Marketing
 Remarks:

TaxID: **1972200520**
 Ann Tax: **\$12,683.00**

Fremont 4 presents a compelling investment opportunity in Seattle's vibrant Fremont neighborhood: a well-maintained 4-unit multifamily property. Built in 1982, this fourplex features four 2-bedroom/1-bath units averaging 1000 sq ft each, with hardwood floors, washer/dryers in unit, and ample parking/storage. Situated on a 4,992 sq ft LR3-zoned lot, it offers immediate rental income with upside potential through rent increases and cosmetic updates, plus redevelopment possibilities for higher density. In a market with 2-3% annual rent growth and strong demand from tech professionals, this asset promises solid returns for value-add investors or owner-occupants. Current CAP: 6.25%

**4019 4th Ave NE, Seattle, WA 98105**

MLS#: **2425798** Status: **A**
 Area: **705** Stat Dt: **08/26/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Wallingford**
 Year Built: **2023** DOM: **20**
 # Unit: **2** # Story: **3**
 NOI: **\$106,455** GAI: **\$130,680**
 TR SqFt: **3,930** TMI: **\$10,890**

List Price: **\$2,150,000**
 SqFt: **3,930**
 Lot Size: **.092 ac/4,000 sf**
 Project:
 CDOM: **20**
 Parking: **4**
 Gen Zone: **Multi-Family**
 New Cnstr:

View: **Canal, City, Lake, Mountain, Sound, Territorial**
 Water:
 School Dist: **Seattle**
 Compensation:
 Marketing
 Remarks:

TaxID: **2617790020**
 Ann Tax: **\$19,375.00**

Prime investment opportunity - Seattle's Wallingford! Newly constructed '23 duplex w/5% CAP rate-more units possible w/new laws. Limited time rate buydown ~4.75% High-quality build/finishes, & modern design. Enjoy sweeping Ship Canal, Lake Union, & city views from a massive rooftop deck.Upper: 2-level Penthouse-4Br/3.25Bth w/view roofdeck + EV chgr;Main: 1-level 2Br/1.75Bth w/yard. Versatile short or long-term rental income potential, boosting returns & flexibility.Close to dining, shops, parks (Gas Works), Burke Gilman, & transit, blending lifestyle appeal w/solid cash flow.Rare chance to own a turnkey, income-producing asset in a vibrant location! 82 Walkscore/81 Bikescore.Easy access to JSIS, UW, Children's, downtown, SLU, I-5, & Hwy 99.

**13049 35th Ave NE, Seattle, WA 98125**

MLS#: **2400327** Status: **A**
 Area: **710** Stat Dt: **06/30/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Cedar Park**
 Year Built: **1960** DOM: **77**
 # Unit: **2** # Story: **2**
 NOI: **\$33,279** GAI: **\$49,030**
 TR SqFt: **1,830** TMI: **\$**

List Price: **\$595,000**
 SqFt: **3,160**
 Lot Size: **.138 ac/6,000 sf**
 Project: **Cedar Park**
 CDOM: **77**
 Parking: **6**
 Gen Zone: **Multi-Family, Residential, See Remarks**
 New Cnstr:

View:
 Water:
 School Dist: **Seattle**
 Compensation:
 Marketing
 Remarks:

TaxID: **1453601621**
 Ann Tax: **\$8,056.00**

ONLY \$595,000! OWNER WANTS OFFERS - THIS WON'T LAST! URGENT NOTE: All offers reviewed on October 1, 2025, at 5:00 PM. Bring your absolute best - multiple bids expected, so act fast to get in the game! Explosive investment alert in Seattle's booming Lake City. This pristine, untouched duplex on a massive LR2(M)-zoned lot screams redevelopment gold: build townhouses, small apartments, or leverage the Mandatory Housing Affordability (MHA) perks for even more units and sky-high returns. Prime location with endless potential - walk to shops, parks, and transit, or flip it into a multi-unit cash cow in one of the hottest markets around. Investors, flippers, and builders: schedule your showing NOW before the crowds hit and offers pile up.

**1902 NE 65th St, Seattle, WA 98115-6932**

MLS#: **2412676** Status: **A**
 Area: **710** Stat Dt: **08/22/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Ravenna**
 Year Built: **1940** DOM: **44**
 # Unit: **2** # Story: **3**
 NOI: **\$13,570** GAI: **\$28,800**
 TR SqFt: **1,880** TMI: **\$2,400**
 View:
 Water:
 School Dist: **Seattle**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$825,000**
 SqFt: **2,380**
 Lot Size: **.059 ac/2,565 sf**
 Project: **Wood's Green Lake Park Add**
 CDOM: **44**
 Parking: **2**
 Gen Zone: **Residential**
 New Cnstr:
 TaxID: **9547201085**
 Ann Tax: **\$8,006.00**

Great rental with lots of upside potential in excellent high-demand Ravenna area. Each unit has a spacious Craftsman-style floorplan; large living / dining room, two bedrooms separated by a bath; lower level unit's basement could possibly turned into another bedroom? Perfect for owner-occupant wanting to build some sweat equity. Each unit has its own basement, garage, w/d; live in one, fix it up, move into the other, do the same! (Virtually staged)

**9701 Roosevelt Wy NE, Seattle, WA 98115**

MLS#: **2424042** Status: **A**
 Area: **710** Stat Dt: **08/21/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Maple Leaf**
 Year Built: **1925** DOM: **25**
 # Unit: **2** # Story: **2**
 NOI: **\$47,991** GAI: **\$60,000**
 TR SqFt: **1,840** TMI: **\$5,000**
 View: **Territorial**
 Water:
 School Dist: **Seattle**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$1,050,000**
 SqFt: **1,840**
 Lot Size: **.079 ac/3,432 sf**
 Project:
 CDOM: **25**
 Parking: **2**
 Gen Zone:
 New Cnstr:
 TaxID: **6914700105**
 Ann Tax: **\$7,031.00**

Timeless Maple Leaf craftsman with original charm, modern updates, and endless versatility. Set up as a legal duplex with separate entries, individual attached garages, separate yard spaces and shared laundry. Main level offers classic details, cozy fireplace, sunny kitchen, dining nook, 2 beds + full bath. Lower level features a 1-bed suite with kitchen and bath, currently rented at \$2,050/mo. Recent upgrades include new roof, furnace, and full basement waterproofing (2023). Fully fenced lot with tons of privacy and light. LR2(M) zoning adds future development potential—all near Northgate light rail, parks, and schools. Seller-procured inspection available upon request.

**3305 NE 125 St, Seattle, WA 98125**

MLS#: **2346250** Status: **A**
 Area: **710** Stat Dt: **03/21/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Lake City**
 Year Built: **1946** DOM: **178**
 # Unit: **4** # Story: **1**
 NOI: **\$80,057** GAI: **\$**
 TR SqFt: **3,044** TMI: **\$8,193**
 View: **Territorial**
 Water:
 School Dist: **Seattle**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$1,195,000**
 SqFt: **3,836**
 Lot Size: **.101 ac/4,400 sf**
 Project:
 CDOM: **178**
 Parking: **8**
 Gen Zone: **Commercial**
 New Cnstr:
 TaxID: **8822900005**
 Ann Tax: **\$5,834.00**

The Barton Building is a mixed used opportunity and has been well maintained over the years with flexible layout. Four commercial tenants occupied the building at one point. Currently, there are two residential units, one 2 bedroom and 1 studio apartment and two commercial units. The leases are short term in nature allowing for an upside for an investor or opportunity for an owner/user. The Barton Building is located in Lake City the northern suburb of Seattle, just two blocks off of the arterial Lake City Way NE. A quick 10-minute shot south down 35th Avenue NE to the University of Washington and only 17 minutes to Downtown Seattle via I-5.

**809 NE 62nd St, Seattle, WA 98115**

MLS#: **2359561** Status: **A**
 Area: **710** Stat Dt: **05/08/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **Roosevelt**
 Year Built: **1916** DOM: **130**
 # Unit: **3** # Story: **3**
 NOI: **\$67,247** GAI: **\$81,480**
 TR SqFt: **2,990** TMI: **\$7,000**
 View: **Territorial**

List Price: **\$1,357,000**
 SqFt: **2,990**
 Lot Size: **.098 ac/4,275 sf**
 Project:
 CDOM: **130**
 Parking: **3**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **9221400760**
 Ann Tax: **\$10,206.00**

School Dist: **Seattle**
 Compensation: **2.5%**
 Marketing
 Remarks: **Great investment opportunity in the heart of North Seattle! Opportunity knocks at this rare 1916 Craftsman triplex in a convenient location just blocks from Roosevelt's plentiful dining options, groceries, shops, coffee houses, and schools. Two larger 2-bedroom units plus a third 1-bedroom unit are all rentable, or live in one while you gain rental income from the others. Tenants each enjoy their own in-unit laundry facilities along with off-street parking spaces and a fenced patio area. Wood built-ins and flowering landscaping add to its charm, while easy I-5, bike and transit access make this a commuter's dream. Minutes from Cowen Park, Green Lake, the University of Washington, and Seattle Children's too!**

**4710 22nd Ave NE, Seattle, WA 98105-5771**

MLS#: **2408126** Status: **A**
 Area: **710** Stat Dt: **07/15/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **University District**
 Year Built: **1943** DOM: **62**
 # Unit: **4** # Story: **3**
 NOI: **\$26,943** GAI: **\$63,240**
 TR SqFt: **2,660** TMI: **\$5,870**
 View: **City, Mountain, Territorial**

List Price: **\$1,450,000**
 SqFt: **2,660**
 Lot Size: **.124 ac/5,400 sf**
 Project:
 CDOM: **62**
 Parking: **0**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **0925049353**
 Ann Tax: **\$14,200.12**

School Dist: **Seattle**
 Compensation: **2.5%**
 Marketing
 Remarks: **Four-plex on 5,400sf lot, zoned LR3. Located only one block away from UW campus, University Village and Burke Gilman Trail. Territorial and Cascade Mountain views from top floor units. Outstanding opportunity to renovate and increase rental performance or redevelop the property.**

**11321 30th Ave NE, Seattle, WA 98125**

MLS#: **2405142** Status: **A**
 Area: **710** Stat Dt: **07/10/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Victory Heights**
 Year Built: **1959** DOM: **67**
 # Unit: **2** # Story: **2**
 NOI: **\$55,918** GAI: **\$65,880**
 TR SqFt: **2,680** TMI: **\$5,290**
 View:

List Price: **\$1,485,000**
 SqFt: **2,580**
 Lot Size: **.359 ac/15,649 sf**
 Project:
 CDOM: **67**
 Parking: **4**
 Gen Zone:
 New Cnstr:
 TaxID: **8902500190**
 Ann Tax: **\$8,494.00**

School Dist: **Seattle**
 Compensation: **2.5%**
 Marketing
 Remarks: **Great rental plus building opportunity in North Seattle's Meadowbrook neighborhood. Current duplex offers a steady income stream and ONE additional lot (received final short plat) offer new development opportunities. Unique building site with privacy, shade and all utilities available in the street. Lots of possibilities with the new Seattle Zoning. Buyer to verify. Classic mid-century home with 2 complete living spaces upstairs and down with their own entrances. Convenient to schools, shopping, dining, parks and super easy access to I-5 and 522.**

**5224 12th Ave NE, Seattle, WA 98105**

MLS#: **2356918** Status: **A**
 Area: **710** Stat Dt: **04/08/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **University District**
 Year Built: **1909** DOM: **160**
 # Unit: **2** # Story: **3**
 NOI: **\$73,628** GAI: **\$88,080**
 TR SqFt: **3,590** TMI: **\$7,340**
 View: **Territorial**

List Price: **\$1,590,000**
 SqFt: **3,590**
 Lot Size: **.080 ac/3,500 sf**
 Project:
 CDOM: **160**
 Parking: **2**
 Gen Zone: **Residential**
 New Cnstr:
 TaxID: **6746700310**
 Ann Tax: **\$9,913.00**

School Dist: **Seattle**
 Compensation: **2.5%**
 Marketing
 Remarks: **Investors pay attention, Duplex, Zoned LR2 with huge potential for development, convenient location in the heart of U-District, walk to light rail station and UW campus, unbeatable with stable rental income from unlimited incoming UW students in the future. Many new renovations made in the last few year, cap rate at 4.63%. Preleased \$7,340/month from 9/1/2025 to 8/31/2026. Rent to 2 groups of tenants. Tenants pay all utilities. 2 private parking in alley. Dream for investor and best deal on the market.**

**14534 27th Ave NE, Shoreline, WA 98155**

MLS#: **2365984** Status: **A**
 Area: **715** Stat Dt: **04/25/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Briarcrest**
 Year Built: **2010** DOM: **145**
 # Unit: **2** # Story: **2**
 NOI: **\$** GAI: **\$**
 TR SqFt: **3,760** TMI: **\$**
 View: **Territorial**

List Price: **\$1,695,000**
 SqFt: **2,750**
 Lot Size: **.191 ac/8,333 sf**
 Project:
 CDOM: **145**
 Parking: **9**
 Gen Zone:
 New Cnstr:
 TaxID: **3500100115**
 Ann Tax: **\$12,000.00**

School Dist: **Shoreline**
 Compensation: **2.5%**
 Marketing
 Remarks: **Rare Investment Opportunity – Two Homes on One Spacious Lot! Welcome to this incredible opportunity in Shoreline—two fully detached homes on a generous lot, offering flexibility, income potential, and room to grow! Main Residence– Custom Built 2,750 sqft, 5 Bedrooms, 3.25 Baths home. Spa-like primary suite with luxurious 5-piece bath and sauna. Gourmet kitchen with granite countertops & stainless steel appliances, new HVAC system. Spacious 2-car garage! Detached Second Home– Private & Versatile 1,010 sqft, 2 Bedrooms/2 baths & 1-Car Garage. Why Two Homes Are Better Than One: great long-term rental or Airbnb potential. Perfect setup for a home-based business or dedicated office. Just over a mile to the 145th Light Rail & quick I-5 access!**

**20005 25th Ave NE, Shoreline, WA 98155**

MLS#: **2420448** Status: **A**
 Area: **720** Stat Dt: **08/13/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Shoreline**
 Year Built: **1979** DOM: **33**
 # Unit: **2** # Story: **2**
 NOI: **\$51,019** GAI: **\$60,000**
 TR SqFt: **2,570** TMI: **\$5,075**

List Price: **\$1,150,000**
 SqFt: **2,570**
 Lot Size: **.215 ac/9,350 sf**
 Project:
 CDOM: **33**
 Parking: **6**
 Gen Zone:
 New Cnstr:
 TaxID: **0426049050**
 Ann Tax: **\$8,987.00**

View:
 Water:
 School Dist: **Shoreline**
 Compensation: **3%**
 Marketing
 Remarks: **Located at the end of a quiet street this remodeled Shoreline duplex blends thoughtful design with unmatched flexibility. Each unit enjoys its own private yard and garage, ideal for multigenerational living, rental income, or house hacking. Inside, both homes have been completely refreshed with new kitchens, updated finishes, and modern, light-filled spaces. The larger unit includes generous living and dining areas that open to a sunny back deck, perfect for entertaining. The second unit features a clean, efficient layout ideal for tenants, guests, or extended household needs. Just minutes from the new light rail, parks, groceries and schools. This is a rare opportunity to own a turn-key property in a growing and well-connected neighborhood**

**2224 NE 197TH PLACE, Shoreline, WA 98155**

MLS#: **2428924** Status: **A**
 Area: **720** Stat Dt: **09/05/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Ballinger**
 Year Built: **1978** DOM: **10**
 # Unit: **4** # Story: **2**
 NOI: **\$21,618** GAI: **\$62,682**
 TR SqFt: **3,382** TMI: **\$7,025**

List Price: **\$1,350,000**
 SqFt: **3,382**
 Lot Size: **.190 ac/8,297 sf**
 Project: **Ballinger Woodlands**
 CDOM: **10**
 Parking: **8**
 Gen Zone: **Multi-Family, See Remarks**
 New Cnstr:
 TaxID: **0508000040**
 Ann Tax: **\$10,227.00**

View:
 Water:
 School Dist: **Shoreline**
 Compensation: **Request in Offer**
 Marketing
 Remarks: ***MUST HAVE SIGNED AROUND PURCHASE AGREEMENT PRIOR TO VIEWING*Exceptional Investment Opportunity in Shoreline! Discover this beautifully updated 4-plex located just minutes from the new Shoreline light rail station—a prime location offering unmatched convenience and long-term growth potential. Each of the four units has been thoughtfully renovated with modern finishes, creating stylish, low-maintenance living spaces that attract and retain quality tenants. All 4 units fully updated with updated kitchens, bathrooms, flooring, and fixtures. Strong rental history – every unit is currently leased. Walking distance to the new light rail, I-5, shopping, parks, Lake Forest Park and Edmonds.**

**10211 SW Bank Road #A & B, Vashon, WA 98070**

MLS#:	2415589	Status:	A	List Price:	\$785,000
Area:	800	Stat Dt:	08/01/2025	SqFt:	2,190
Sub Prop:	Multi-Family			Lot Size:	.224 ac/9,750 sf
Style Code:	52 - Duplex			Project:	
Community:	In Town			CDOM:	45
Year Built:	1958	DOM:	45	Parking:	3
# Unit:	2	# Story:	2	Gen Zone:	
NOI:	\$	GAI:	\$	New Cnstr:	
TR SqFt:	2,190	TMI:	\$6,000		
View:	Territorial				
Water:				TaxID:	3123039118
School Dist:	Vashon Island			Ann Tax:	\$6,687.00
Compensation:	3				
Marketing	Welcome home! This centrally located, updated Duplex offers peaceful Vashon Island living with unbeatable flexibility. Featuring 4 beds and 2 baths, it's ideal for homeowners, multi-gen living, Airbnb, or investors. Upstairs offers new paint, carpet, a bright living room freshly painted, with a wood-burning fireplace, and a kitchen with newer appliances. Downstairs includes waterproof flooring, fresh paint, an updated kitchen, large windows, and a private entrance. Both units have a washer/dryer. Surrounded by mature trees and natural landscaping, there's privacy and garden space, plus a covered carport and charming stone walkway. Move-in ready with strong rental potential—live in one unit and rent the other!				
Remarks:					

**10824 Vashon Hwy SW, Vashon, WA 98070**

MLS#:	2378168	Status:	A	List Price:	\$1,600,000
Area:	800	Stat Dt:	05/19/2025	SqFt:	3,576
Sub Prop:	Multi-Family			Lot Size:	.151 ac/6,586 sf
Style Code:	54 - 4-Plex			Project:	
Community:	Northend			CDOM:	119
Year Built:	1954	DOM:	119	Parking:	6
# Unit:	4	# Story:	2	Gen Zone:	Business, Commercial, Retail, See Remarks
NOI:	\$79,008	GAI:	\$111,600		
TR SqFt:	3,576	TMI:	\$8,000	New Cnstr:	
View:					
Water:				TaxID:	8887000260
School Dist:	Vashon Island			Ann Tax:	\$11,000.00
Compensation:	3%				
Marketing	Vashon's Only Commercial Waterfront Property Zoned NB, offers flexibility for mixed-use development; hospitality, retail +/or residential. This is a once-in-a-lifetime opportunity for a visionary entrepreneur to create a premier destination on Vashon Island. Just seconds from the ferry, this bustling property features a fully equipped commercial kitchen, bar/restaurant space w/permits, three apartments, parking for 6, & limitless potential. Envision a rooftop deck with breathtaking Pacific Northwest views, al fresco dining, exclusive events, craft cocktails, and boutique lodging. Perfectly positioned as the island's hub for locals and visitors, this storied location awaits its next chapter, with the community eager for its revival.				
Remarks:					

**4205 SW Point Robinson Rd, Vashon, WA 98070**

MLS#:	2334809	Status:	A	List Price:	\$8,875,000
Area:	800	Stat Dt:	02/20/2025	SqFt:	7,822
Sub Prop:	Multi-Family			Lot Size:	21.474 ac/935,425 sf
Style Code:	52 - Duplex			Project:	o
Community:	Point Robinson			CDOM:	207
Year Built:	1994	DOM:	207	Parking:	20
# Unit:	2	# Story:	2	Gen Zone:	
NOI:	\$	GAI:	\$	New Cnstr:	
TR SqFt:	1,050	TMI:	\$		
View:	City, Mountain, Sound				
Water:	Bank-Low, Bank-Medium, Sound			TaxID:	2322039081
School Dist:	Vashon Island			Ann Tax:	\$34,959.00
Compensation:	2.5%				
Marketing	A once in a lifetime opportunity to own an exclusive, gated, waterfront estate! Just over 21 acres overlooking the sound with an unobstructed view of Mt Rainier! Along with 500 ft of private beach! The property features a beautiful main home with 3 bedrooms, an office, 4 & 3/4 bathrooms, and a 3 car garage! The lower level features a large media room, 2nd kitchen, high ceilings, indoor pool, elevator, and the list goes on! The massive barn also features two additional and separate guest units. A 1 bedroom with one bathroom, as well as a studio with a 3/4 bathroom. Here you'll also find stables, a tack room, and a main area for storage or farm equipment. Multi-generational living!? Additional acreage could be included in sale!				
Remarks:					