



Client Full      Multifamily      7/14/2025 3:45PM

**\$450,000**      1516 sqft

Status: **Active**  
List Date: 6/6/2025  
DOM: 38      MLS#: 439214514  
Year Built: 1980 / APPROX

**2413 MARKLE AVE Vancouver, WA 98660**  
XST/Dir: West on 4th Plain left on Markle, Duplex on left

Property Details:

Property Tax/Yr: \$4,244.00 / 2025	Lot Desc:
County: Clark	#Stories: 1
Neighborhood:	# Total Units: 2
Internet:	Approx Bldg SQFT: 1516
Lot Size: 5,000 to 6,999 SqFt	View:
Seller Disclosure:	Waterfront:
Open House:	Body Water:
Upcoming Open House:	Parking: 4 / OFF-STR
Area: 11	Roof: Shingle
Zoning: R9	Unreinforced Masonry
Tax ID: 061935000	Building: UNKNOWN
CC&Rs:	Road Surface: Paved
Legal: PORTLAND ADDN ANNEX LOT 6 BLK B FOR ASSESSOR USE ONLY PORTLAND AD	Basement: Crawl Space
Common Amenities:	Exterior: Wood Composite
Storage:	Security:
	Foundation: Slab
	Garage: 0
	Lot Dim:
	Opportunity Zone:

Great Investment, turnkey duplex located in West Vancouver. Both units remodeled. Unit 2415 vacant so buyer can live in one unit and have rental income. Good renters, professionally managed and well maintained.

Schools:

Elementary: Hough  
Middle: Discovery  
High: Hudsons Bay

Income/Expenses & Financial Information:

Actual Gross Income: \$33,240  
Proj. Gross Income: \$33,240  
Actual Net Income: \$20,268  
Proj. Net Income: \$20,268  
Actual Oper. Expenses: \$11,310  
Proj. Oper. Expenses: \$11,310  
Cap Rate: 4.5  
Gross Rent Multiplier: 13.54  
Investor Info: Annual Property Operation Data, Leases, Profit & Loss Statement  
Short Sale: No  
Bank Owned/Real Estate Owned: No  
Terms Considered: Cash, Conventional, FHA, VA Loan  
Assumable Interest Rate:  
Assumable Remaining Months Ending:

Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
2	2	1	2945	756	Microwave, Range, Refrigerator, Washer/Dryer

Occupancy Types:

Rent Includes: Maintenance Grounds, Trash Collection, Water



Client Full

Multifamily

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**\$749,900** 2062 sqftStatus: **Active**

List Date: 4/24/2025

DOM: 81

MLS#: 605793377

Year Built: 1910 / EXISTNG

**610 W FOURTH PLAIN BLVD Vancouver, WA 98660**XST/Dir: W ON FOURTH PLAIN RIGHT ON FRANKLIN ST FIRST  
LEFT TO THE ALLYWAY FOR PARKING

## Property Details:

Property Tax/Yr: \$3,927.97 /

County: Clark

Neighborhood:

Internet: Cable

Lot Size: 3,000 to 4,999 SqFt

Seller Disclosure:

Open House:

Upcoming Open House:

Area: 11

Zoning: r22

Tax ID: 006360000

CC&amp;Rs:

Legal: KENSINGTON PARK LOT

9 BLK 7 FOR ASSESSOR USE

ONLY KENSINGTON PARK

Common Amenities: Spa/Hot

Tub

Storage: Basement, Garage(s)

Opportunity Zone:

Lot Desc:

#Stories: 3

# Total Units: 3

Approx Bldg SQFT: 2062

View:

Waterfront:

Body Water:

Parking: / DETACHD, OFF-STR

Roof: Composition

Unreinforced Masonry Building:

Road Surface:

Basement: Exterior Entry,

Unfinished

Exterior: Wood Siding

Security:

Foundation:

Garage:

Lot Dim:

## Comparable Information:

Original Price: \$749,900

## Utilities:

Heat: Ductless

Fuel: Gas

Water: Public Water

Sewer: Public Sewer

Cool: Window Unit(s)

Hot Water: Gas



Exceptional opportunity to acquire a triplex in the heart of Downtown Vancouver! Filled with vintage charm yet thoughtfully updated, this property features three self-contained units, two of which are currently run as an Airbnb and offer luxurious amenities including spa-inspired bathrooms, gourmet kitchens with stainless steel appliances, and smart home technology. The third and largest unit is on the second floor currently has a mid term tenant. A private backyard retreat features an outdoor shower and water feature, while a large unfinished basement offers additional storage or development potential. Oversized detached garage and access to parking through the ally. With close proximity to Main Street's eclectic mix of brew pubs, coffee houses, boutiques, and public transit.

## Schools:

Elementary: Hough

Middle: Discovery

High: Hudsons Bay

## Income/Expenses & Financial Information:

Actual Gross Income: \$88,463

Proj. Gross Income:

Actual Net Income: \$57,762

Proj. Net Income:

Actual Oper. Expenses: \$26,751

Proj. Oper. Expenses:

Cap Rate: 7.7

Gross Rent Multiplier: 8.48

Investor Info: According To Owner, Profit &amp; Loss Statement

Short Sale: No

Bank Owned/Real Estate Owned: No

Terms Considered: Cash, Conventional, FHA

Assumable Interest Rate:

Assumable Remaining Months Ending:

# Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	1	1	3700	465	Deck, Built-in Dishwasher, Washer/Dryer
1	1	1	3700	465	Built-in Dishwasher, Fireplace, Range, Refrigerator
1	1	1	2000	801	Furnished, Hardwood Floors, Range, Refrigerator

Occupancy Types: Month To Month, Other

Rent Includes: None

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.





Investment or Owner-Occupant Opportunity in Vancouver, Washington! Don't miss this versatile duplex in Vancouver's conveniently located and downtown-adjacent Rose Village neighborhood. Each side features 2 bedrooms and 1 bathroom, offering great rental potential or the option to live in one and rent the other. Unit 2103 was fully remodeled in 2023 and has a covered carport. Unit 2101 includes a spacious bonus room with added square footage—perfect for a home office, gym, or additional living space. Both units offer in-unit laundry, fully fenced yards, mini-split systems for heating and cooling, newer vinyl windows, and dedicated driveways for parking. Tenants in 2101 are set to vacate after closing, making this an ideal owner-occupied purchase with the inclusion of a short rent-back. Proof of financing required prior to in-person showings.

Schools:

Elementary: Washington  
Middle: Discovery  
High: Hudsons Bay

Income/Expenses & Financial Information:

Actual Gross Income: \$21,600  
Proj. Gross Income: \$32,400  
Actual Net Income: \$14,993  
Proj. Net Income:  
Actual Oper. Expenses: \$6,607  
Proj. Oper. Expenses:  
Cap Rate: 3.41  
Gross Rent Multiplier: 20.37  
Investor Info: According To Owner  
Short Sale: No  
Bank Owned/Real Estate Owned: No  
Terms Considered: Cash, Conventional, VA Loan  
Assumable Interest Rate:  
Assumable Remaining Months Ending:

Client Full      Multifamily      7/14/2025 3:45PM

\$440,000      1440 sqft

Status: Active  
List Date: 5/29/2025  
DOM: 46      MLS#: 603711782  
Year Built: 1968 /

2101 E 35TH ST Vancouver, WA 98663  
XST/Dir: E 35th St and U

Property Details:

Property Tax/Yr: \$3,499.25 / 2024	Lot Desc: Corner Lot, Level
County: Clark	#Stories: 1
Neighborhood: ROSE VILLAGE	# Total Units: 2
Internet: Cable	Approx Bldg SQFT: 1440
Lot Size: 3,000 to 4,999 SqFt	View: Territorial
Seller Disclosure:	Waterfront:
Open House:	Body Water:
Upcoming Open House:	Parking: 2 / CARPORT, DRIVWAY
Area: 12	Roof: Composition, Shingle
Zoning: R-9	Unreinforced Masonry Building:
Tax ID: 026070000	Road Surface: Paved
CC&Rs: No	Basement: Crawl Space
Legal: MYERS ADDN LOT 8 BLK 7 FOR ASSESSOR USE ONLY	Exterior: T-111 Siding, Wood Siding
MYERS ADDN LOT 8 BLK	Security: None
Common Amenities:	Foundation: Concrete Perimeter
Storage: Individual Storage Units	Garage: 0
	Lot Dim:
Opportunity Zone: No	

Comparable Information:

Original Price: \$450,000

Utilities:

Heat: Baseboard, Mini Split  
Fuel: Electricity  
Water: Public Water  
Sewer: Public Sewer  
Cool: Mini Split  
Hot Water: Electricity, Tank

# Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	2	1	1200	720	
1	2	1	600	720	

Occupancy Types: Leased, Month To Month

Rent Includes: None

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Client Full

Multifamily

7/14/2025 3:45PM

**\$575,000** 2300 sqftStatus: **Active**

List Date: 6/13/2025

DOM: 31

MLS#: 488958314

Year Built: 1910 / REMOD

**3301 M ST Vancouver, WA 98663**

XST/Dir: E 33rd Street to M Street

## Property Details:

Property Tax/Yr: \$4,932.27 / 2025

County: Clark

Neighborhood: COLUMBIA ORCHARD LOT LAYS

Internet: Cable

Lot Size: 5,000 to 6,999 SqFt

Seller Disclosure:

Open House:

Upcoming Open House:

Area: 12

Zoning: R-18

Tax ID: 018420000

CC&amp;Rs: No

Legal: LAYS SUB-DIV LOT 10 BLK 5 FOR ASSESSOR USE ONLY LAYS SUB-DIV LOT

Common Amenities:

Storage:

Lot Desc: Corner Lot, Public Road

#Stories: 3

# Total Units: 2

Approx Bldg SQFT: 2300

View: Territorial

Waterfront:

Body Water:

Parking: 4 / DRIVEWAY, RVACCPRK

Roof: Composition

Unreinforced Masonry Building:

Road Surface: Paved

Basement: Finished, Full

Basement, Separate Living Quarters/Apartment/Aux Living Unit

Exterior: Lap Siding

Security:

Foundation: Concrete Perimeter

Garage:

Lot Dim:

Opportunity Zone:

## Comparable Information:

Original Price: \$575,000

## Utilities:

Heat: Wall Furnace, Zoned

Fuel: Electricity

Water: Public Water

Sewer: Public Sewer

Cool: None

Hot Water: Electricity

SELLER OFFERING A 10K CONCESSION for you to use how you like be sure and ask for more details! ENDLESS INCOME PRODUCING POSSIBILITIES IN THIS CHARMING 1910 Multi-Family Home with Modern Upgrades plus location make this a great investment! Step into timeless charm with this beautifully updated 1910 multi-family home, offering the perfect blend of historic character and modern convenience. Thoughtfully renovated with updated plumbing, electrical, flooring, paint, kitchens, and bathrooms, this property is move-in ready and full of opportunity. Featuring two spacious and well-appointed units, this home is ideal for house hacking, or as a savvy investment. Live in one unit and lease the other to offset your mortgage or generate consistent rental income. Upstairs unit offers 4 bedrooms 1 full bath and is light, bright, updated, and comfortable living with tasteful finishes and a warm, welcoming atmosphere. Unit B is a Fully finished basement with natural light, 2 bedrooms, 1 full bath, washer dryer hookup and storage with separate entrance, it is quiet and comfortable! Centrally located near downtown Vancouver WA and the amazing Vancouver Waterfront, entertainment, local shops, dining, and commuter routes, this versatile property is a rare find—whether you're a homeowner, investor, or both, the possibilities here are endless. Don't miss your chance to own a piece of history with today's comforts and tomorrow's potential!

## Schools:

Elementary: Washington

Middle: Discovery

High: Hudsons Bay

# Income/Expenses & Financial Information:

Actual Gross Income: \$76,309  
Proj. Gross Income:  
Actual Net Income: \$68,213  
Proj. Net Income:  
Actual Oper. Expenses: \$8,095  
Proj. Oper. Expenses:  
Cap Rate: 11.86  
Gross Rent Multiplier: 7.54  
Investor Info: According To Owner  
Short Sale: No  
Bank Owned/Real Estate Owned: No  
Terms Considered: Cash, Conventional, FHA, VA Loan  
Assumable Interest Rate:  
Assumable Remaining Months Ending:

## Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	4	1	0	1190	Built-in Dishwasher, Disposal, Washer/Dryer Hookup, Wood Stove
1	2	1	1300	750	Refrigerator, Storage, Unfurnished, Washer/Dryer Hookup

Occupancy Types: Leased

Rent Includes: Gas, Sewer, Water

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.





3-D Tour: [Virtual Tour #1](#)

3-D Tour: [Virtual Tour #2](#)

Fully Renovated Duplex, Prime Vancouver Location, Turnkey Investment Opportunity — Centrally located just minutes from the fast-growing St. John’s neighborhood and vibrant downtown Vancouver, this beautifully updated duplex offers the perfect blend of style, convenience, and strong rental income potential. Each unit also comes with its own generous parking area, offering space for multiple vehicles—an added convenience for residents or guests. Each unit features 2 spacious bedrooms, custom-designed kitchens with all-new cabinetry, and solid surface quartz countertops, plus stainless steel appliances included: fridge, range, washer & dryer. Inside you’ll find luxury vinyl plank flooring, modern trim work, designer tile, and stylish finishes throughout, along with fully updated bathrooms featuring new bathtubs, toilets, and fixtures. New windows, doors, and drywall improve energy efficiency and comfort, while independent mini-split HVAC systems in each unit offer year-round climate control. Exterior upgrades include new Hardie siding and paint, a new concrete walkway and pad, private fenced yard, and fresh landscaping for standout curb appeal. Behind the walls, brand new electrical and plumbing systems ensure peace of mind for years to come. One unit is currently leased and bringing in \$2,000/month, making this an immediate income-producing opportunity. Whether you’re investing or looking for a flexible living setup, this turnkey property delivers—fully move-in ready with modern updates and strong rental potential in one of Vancouver’s most in-demand areas.

Schools:

Elementary: Washington

Middle: Discovery

High: Hudsons Bay

Client Full                      Multifamily                      7/14/2025 3:45PM

\$600,000                      1560 sqft

Status: **Active**  
List Date: 6/26/2025  
DOM: 18                      MLS#: 687378378  
Year Built: 1981 / RESTORD

3710 N ST Vancouver, WA 98663  
XST/Dir: I5 > East on 39th St > South on P Street > West on 37th > North on N Street

Property Details:

Property Tax/Yr: \$3,187.89 / 2024	Lot Desc: Level
County: Clark	#Stories:
Neighborhood:	# Total Units: 2
Internet:	Approx Bldg SQFT: 1560
Lot Size: 5,000 to 6,999 SqFt	View:
Seller Disclosure:	Waterfront:
Open House:	Body Water:
Upcoming Open House:	Parking: / DRIVEWAY, RV-STOR
Area: 12	Roof: Shingle
Zoning: R9	Unreinforced Masonry Building:
Tax ID: 019081000	Road Surface:
CC&Rs:	Basement: Crawl Space
Legal: LOT 10 BLK 11 LAYS	Exterior: Fiber Cement
SUBDIV OF LOTS 11, 12 & 13	Security: Entry
COLUMBIA FOR ASSESS	Foundation: Concrete Perimeter
Common Amenities:	Garage:
Storage:	Lot Dim:
	Opportunity Zone:

Comparable Information:

Original Price: \$600,000

Utilities:

Heat: Mini Split  
Fuel: Electricity  
Water: Public Water  
Sewer: Public Sewer  
Cool: Mini Split  
Hot Water: Electricity

# Income/Expenses & Financial Information:

Actual Gross Income: \$0  
Proj. Gross Income: \$48,000  
Actual Net Income: \$0  
Proj. Net Income:  
Actual Oper. Expenses: \$0  
Proj. Oper. Expenses:  
Cap Rate:  
Gross Rent Multiplier:  
Investor Info:  
Short Sale: No  
Bank Owned/Real Estate Owned: No  
Terms Considered: Cash, Conventional, FHA, VA Loan  
Assumable Interest Rate:  
Assumable Remaining Months Ending:

## Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	2	1	2000	780	Microwave, Range, Refrigerator, Washer/Dryer
1	2	1	0	780	Microwave, Range, Refrigerator, Washer/Dryer

Occupancy Types: Rent Includes: None



Client Full

Multifamily

7/14/2025 3:45PM

**\$619,000** 2652 sqftStatus: **Active**

List Date: 6/13/2025

DOM: 31

MLS#: 353863217

Year Built: 1969 / REMOD

**3400 E 13TH ST Vancouver, WA 98661**

XST/Dir: 501 E Mill Plain Blvd left to N Grand Blvd, Rt on E 13th St.

## Property Details:

Property Tax/Yr: \$5,255.74 / 2024

County: Clark

Neighborhood: HARNEY HEIGHTS

Internet:

Lot Size: 7,000 to 9,999 SqFt

Seller Disclosure:

Open House:

Upcoming Open House:

Area: 12

Zoning: R-9

Tax ID: 037236000

CC&amp;Rs: No

Legal: #56 H K HINES PRE-EMP CL .19A FOR ASSESSOR USE ONLY PTN OF SEC 25

Common Amenities:

Storage:

Lot Desc: Level

#Stories: 2

# Total Units: 2

Approx Bldg SQFT: 2652

View:

Waterfront:

Body Water:

Parking: 3 / CARPORT, OFF-STR

Roof: Composition

Unreinforced Masonry Building:

Road Surface: Paved

Basement: None

Exterior: Wood Siding

Security:

Foundation:

Garage: 4

Lot Dim:

Opportunity Zone:

Turn-key 2 story updated duplex is the perfect investment property! Live in one unit or rent both out to start or build your real estate portfolio. Each unit has 2 bedrooms, 2 bathrooms a dining room, kitchen and a generous sized living room. Lower unit completely updated w/ new kitchen, new bathrooms, flooring and paint. Upper unit updated with new flooring, paint and a mini split unit. Washer/dryer hookups in both units. Newer roof ('22) and exterior paint. Carport in back has 2 designated parking spots and extra storage for each unit. Extra off-street parking in front too. Great location close to Clark College and downtown Vancouver. Viewing of the interior units will be available upon accepted offer as both units are occupied.

## Schools:

Elementary: Harney

Middle: McLoughlin

High: Fort Vancouver

## Income/Expenses & Financial Information:

Actual Gross Income: \$37,200

Proj. Gross Income: \$37,200

Actual Net Income: \$19,765

Proj. Net Income: \$19,765

Actual Oper. Expenses: \$17,435

Proj. Oper. Expenses: \$17,435

Cap Rate: 3.19

Gross Rent Multiplier: 16.64

Investor Info: According To Owner

Short Sale: No

Bank Owned/Real Estate Owned: No

Terms Considered: Cash, Conventional, FHA, VA Loan

Assumable Interest Rate:

Assumable Remaining Months Ending:

## Comparable Information:

Original Price: \$619,000

## Utilities:

Heat: Forced Air

Fuel: Electricity

Water: Public Water

Sewer: Public Sewer

Cool: Mini Split

Hot Water: Electricity

# Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	2	2	1595	1326	Built-in Dishwasher, Refrigerator, Washer/Dryer Hookup
1	2	2	1385	1326	Air Conditioning, Fireplace, Refrigerator, Washer/Dryer Hookup

Occupancy Types: Leased

Rent Includes: Electricity, Sewer, Trash Collection, Water

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.





Virtual: [Virtual Tour #1](#)

3 bedroom, 2 1/2 bath townhouse style duplex built in 2005. 1330 sq ft per unit. One owner and well maintained. Single car garages and off street parking. Good rental history

## Schools:

**Elementary:** King

**Middle:** McLoughlin

**High:** Fort Vancouver

## Income/Expenses & Financial Information:

**Actual Gross Income:** \$41,340

**Proj. Gross Income:**

**Actual Net Income:** \$32,850

**Proj. Net Income:**

**Actual Oper. Expenses:** \$8,490

**Proj. Oper. Expenses:**

**Cap Rate:** 5.3

**Gross Rent Multiplier:** 15

**Investor Info:** According To Owner

**Short Sale:** No

**Bank Owned/Real Estate Owned:** No

**Terms Considered:** Cash, Conventional

**Assumable Interest Rate:**

**Assumable Remaining Months Ending:**

Client Full

Multifamily

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**\$620,000** 2660 sqft

Status: **Active**

List Date: 5/29/2025

DOM: 46

MLS#: 336825982

Year Built: 2005 /

**1533 CELLARS AVE Vancouver, WA 98661**

XST/Dir: East on E 18th St, right on Norris to Cellars Ave

## Property Details:

**Property Tax/Yr:** \$5,490.92 / 2025

**County:** Clark

**Neighborhood:**

**Internet:**

**Lot Size:** 5,000 to 6,999 SqFt

**Seller Disclosure:**

**Open House:**

**Upcoming Open House:**

**Area:** 12

**Zoning:** R18

**Tax ID:** 029373126

**CC&Rs:**

**Legal:** LOT 3 SP2-870 .13A FOR ASSESSOR USE ONLY SUBJ TO EAS PER AF 40237

**Common Amenities:**

**Storage:**

**Opportunity Zone:**

**Lot Desc:** Level

**#Stories:** 2

**# Total Units:** 2

**Approx Bldg SQFT:** 2660

**View:** Territorial

**Waterfront:**

**Body Water:**

**Parking:** 2 / DRIVEWAY, GAR-PARK

**Roof:** Composition

**Unreinforced Masonry Building:**

**Road Surface:** Paved

**Basement:** Crawl Space

**Exterior:** Aluminum, Vinyl Siding

**Security:**

**Foundation:**

**Garage:** 2

**Lot Dim:**

## Comparable Information:

**Original Price:** \$620,000

## Utilities:

**Heat:** Forced Air

**Fuel:** Electricity

**Water:** Public Water

**Sewer:** Public Sewer

**Cool:**

**Hot Water:** Electricity



# Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	3	2.1	1550	1330	Built-in Dishwasher, Disposal, Range, Refrigerator
1	3	2.1	1895	1330	Built-in Dishwasher, Disposal, Range, Refrigerator

Occupancy Types: Month To Month

Rent Includes: Sewer, Trash Collection, Water

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Client Full

Multifamily

7/14/2025 3:45PM

**\$665,000** 2852 sqftStatus: **Active**

List Date: 5/7/2025

DOM: 68

MLS#: 733454012

Year Built: 2006 / EXISTNG

**2833 NE STAPLETON RD Vancouver, WA 98661**

XST/Dir: From E 4th Plain Blvd turn N on Stapleton

## Property Details:

Property Tax/Yr: \$5,489.14 / 2024

County: Clark

Neighborhood: BAGLEY DOWNS

Internet:

Lot Size: 3,000 to 4,999 SqFt

Seller Disclosure:

Open House:

Upcoming Open House:

Area: 12

Zoning: R-22

Tax ID: 029462010

CC&amp;Rs:

Legal: LOT 3 SP3-655 .07A FOR ASSESSOR USE ONLY LOT 3

SP3-655 .07A

Common Amenities:

Storage:

Lot Desc: Cul-de-sac

#Stories: 2

# Total Units: 2

Approx Bldg SQFT: 2852

View:

Waterfront:

Body Water:

Parking: 2 / DRIVEWAY, GAR-PARK

Roof: Composition

Unreinforced Masonry Building:

Road Surface: Paved

Basement: Crawl Space

Exterior: Fiber Cement

Security:

Foundation:

Garage: 2

Lot Dim:

Opportunity Zone:

Fantastic investment or owner-occupant opportunity! This well-maintained duplex features two spacious units, each offering 3 bedrooms, 2.5 bathrooms, and 1,426 square feet of living space. One unit is currently rented for \$2,095/month, while the other will be vacant soon—perfect for a new tenant or move-in ready for a buyer. The seller has received interest from prospective renters but is holding off leasing to allow for a potential sale. Fresh exterior paint. Don't miss this versatile and income-generating property!

## Schools:

Elementary: Roosevelt

Middle: McLoughlin

High: Fort Vancouver

## Income/Expenses & Financial Information:

Actual Gross Income: \$50,280

Proj. Gross Income: \$50,280

Actual Net Income: \$36,405

Proj. Net Income: \$50,280

Actual Oper. Expenses: \$12,366

Proj. Oper. Expenses: \$12,366

Cap Rate: 5.47

Gross Rent Multiplier: 13.23

Investor Info: Annual Property Operation Data, Leases

Short Sale: No

Bank Owned/Real Estate Owned: No

Terms Considered: Cash, Conventional, FHA, VA Loan

Assumable Interest Rate:

Assumable Remaining Months Ending:

## Comparable Information:

Original Price: \$665,000

## Utilities:

Heat: Forced Air

Fuel: Gas

Water: Public Water

Sewer: Public Sewer

Cool:

Hot Water: Gas

# Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	3	2.1	2095	1426	Built-in Dishwasher, Fireplace, Refrigerator, Washer/Dryer
1	3	2.1	0	1426	Built-in Dishwasher, Fireplace, Refrigerator, Washer/Dryer

Occupancy Types: Leased, Other

Rent Includes: None

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Client Full

Multifamily

7/14/2025 3:45PM

**\$670,000** 2852 sqftStatus: **Active**

List Date: 4/1/2025

DOM: 104

MLS#: 577779822

Year Built: 2006 /

**2825 NE STAPLETON RD Vancouver, WA 98661**

XST/Dir: From NE Fourth Plain Blvd Go North on NE Stapleton Rd property on the East

## Property Details:

Property Tax/Yr: \$5,289.80 /

County: Clark

Neighborhood:

Internet:

Lot Size: 3,000 to 4,999 SqFt

Seller Disclosure:

Open House:

Upcoming Open House:

Area: 12

Zoning: R-22

Tax ID: 029462020

CC&amp;Rs:

Legal: LOT 5 SP3-655 .08A FOR  
ASSESSOR USE ONLY LOT 5  
SP3-655 .08A

Common Amenities:

Storage:

Lot Desc: Level

#Stories: 2

# Total Units: 2

Approx Bldg SQFT: 2852

View:

Waterfront:

Body Water:

Parking: 2 / ATTACHD, GAR-  
PARK

Roof: Composition

Unreinforced Masonry Building:

Road Surface: Paved

Basement: Crawl Space

Exterior: Fiber Cement

Security:

Foundation: Concrete Perimeter

Garage: 2

Lot Dim:

Opportunity Zone:

## Comparable Information:

Original Price: \$670,000

## Utilities:

Heat: Forced Air

Fuel: Gas

Water: Public Water

Sewer: Public Sewer

Cool:

Hot Water: Gas

Investor opportunity! This 2852 sqft duplex is currently tenant occupied and features 3 bedrooms, 2.5 bathrooms and 1426 sqft per side, NEW exterior paint 2023, tile floors, gas fireplace, electric range, built in microwave, built in dishwasher, refrigerator, washer/dryer, garbage disposal, vinyl windows, walk in closet, forced air heat, fiber cement siding, concrete patio, fenced yard and more!

## Schools:

Elementary: Roosevelt

Middle: McLoughlin

High: Fort Vancouver

## Income/Expenses & Financial Information:

Actual Gross Income: \$45,360

Proj. Gross Income:

Actual Net Income: \$39,420

Proj. Net Income:

Actual Oper. Expenses: \$5,940

Proj. Oper. Expenses:

Cap Rate: 5.88

Gross Rent Multiplier: 14.77

Investor Info:

Short Sale: No

Bank Owned/Real Estate Owned: No

Terms Considered: Cash, Conventional

Assumable Interest Rate:

Assumable Remaining Months Ending:

# Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	3	2.1	1895	1426	Built-in Dishwasher, Fireplace, Microwave, Range
1	3	2.1	1885	1426	Built-in Dishwasher, Fireplace, Microwave, Range

Occupancy Types: Leased

Rent Includes: Trash Collection

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Client Full

Multifamily

7/14/2025 3:45PM

\$900,000 3344 sqft

Status: Active

List Date: 9/16/2024

DOM: 301

MLS#: 24275187

Year Built: 1966 /

3313 E 17TH ST Vancouver, WA 98661

XST/Dir: Use GPS

Property Details:

Property Tax/Yr: \$5,922.60 / 2024

County: Clark

Neighborhood:

Internet:

Lot Size: 10,000 to 14,999 SqFt

Seller Disclosure:

Open House:

Upcoming Open House:

Area: 12

Zoning: R-18

Tax ID: 029373070

CC&Rs:

Legal: #170 EDWARD MOORE

DLC .26A FOR ASSESSOR USE

ONLY E 12 OF N 110 FT

Common Amenities:

Storage:

Lot Desc:

#Stories:

# Total Units: 4

Approx Bldg SQFT: 3344

View:

Waterfront:

Body Water:

Parking: 4 / CARPORT, PAVED

Roof: Composition

Unreinforced Masonry Building:

Road Surface: Paved

Basement:

Exterior: Wood Siding

Security:

Foundation:

Garage:

Lot Dim:

Opportunity Zone:



Fully leased and renovated 1966 fourplex with long-term tenants on month-to-month leases. Each unit is 2 bed - 1 bath. Value-Add.

Schools:

Elementary: King

Middle: McLoughlin

High: Fort Vancouver

Income/Expenses & Financial Information:

Actual Gross Income: \$0

Proj. Gross Income:

Actual Net Income: \$0

Proj. Net Income:

Actual Oper. Expenses: \$0

Proj. Oper. Expenses:

Cap Rate:

Gross Rent Multiplier:

Investor Info:

Short Sale: No

Bank Owned/Real Estate Owned: No

Terms Considered: Cash, Conventional, FHA

Assumable Interest Rate:

Assumable Remaining Months Ending:

Comparable Information:

Original Price: \$900,000

Utilities:

Heat: Baseboard

Fuel: Electricity

Water: Public Water

Sewer: Public Sewer

Cool:

Hot Water:

Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	2	1	1230	836	
1	2	1	1280	836	
1	2	1	1280	836	
1	2	1	1450	836	

Occupancy Types:

Rent Includes: None



© 2025

Video: [Virtual Tour #1](#)

Great investment opportunity. All 4 units feature 2 bedrooms, 1.5 baths, carport, cozy fireplace, refrigerator, dishwasher, washer/dryer hookups and a yard. 3 of the units have been recently updated and all tenants are on a month to month. Do not disturb tenants and showings will be subject to acceptable offer. Call your broker today!

## Schools:

**Elementary:** King  
**Middle:** McLoughlin  
**High:** Fort Vancouver

## Income/Expenses & Financial Information:

**Actual Gross Income:** \$68,820  
**Proj. Gross Income:**  
**Actual Net Income:** \$55,878  
**Proj. Net Income:**  
**Actual Oper. Expenses:** \$12,942  
**Proj. Oper. Expenses:**  
**Cap Rate:** 6.04  
**Gross Rent Multiplier:** 13.44  
**Investor Info:** According To Owner  
**Short Sale:** No  
**Bank Owned/Real Estate Owned:** No  
**Terms Considered:** Cash, Conventional  
**Assumable Interest Rate:**  
**Assumable Remaining Months Ending:**

Client Full

Multifamily

7/14/2025 3:45PM

**\$925,000** 4224 sqftStatus: **Active**

List Date: 6/1/2025

DOM: 43

MLS#: 506049114

Year Built: 1979 /

**3407 E 21ST ST Vancouver, WA 98661**

XST/Dir: E Fourth Plain Blvd to Laurel Pl south to E 21st St to driveway

## Property Details:

**Property Tax/Yr:** \$6,646.57 / 2024**County:** Clark**Neighborhood:** MERRIFIELD  
EVERGREEN ACRES**Internet:****Lot Size:** 10,000 to 14,999 SqFt**Seller Disclosure:****Open House:****Upcoming Open House:****Area:** 12**Zoning:** R-22**Tax ID:** 030360000**CC&Rs:****Legal:** MERRIFIELDSEVERGREEN ACRES #1 LOT 9  
FOR ASSESSOR USE ONLY BEG  
AT**Common Amenities:****Storage:****Lot Desc:** Level**#Stories:** 2**# Total Units:** 4**Approx Bldg SQFT:** 4224**View:****Waterfront:****Body Water:****Parking:** / CARPORT, GSTPARK**Roof:** Composition**Unreinforced Masonry Building:****Road Surface:** Paved**Basement:** Crawl Space**Exterior:** Wood Composite**Security:****Foundation:** Concrete Perimeter**Garage:** 4**Lot Dim:****Opportunity Zone:**

## Comparable Information:

**Original Price:** \$925,000

## Utilities:

**Heat:** Wall Furnace**Fuel:** Electricity**Water:** Public Water**Sewer:** Public Sewer**Cool:****Hot Water:** Electricity

# Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	2	1.1	1495	1056	Built-in Dishwasher, Fireplace, Range, Refrigerator
1	2	1.1	1495	1056	Built-in Dishwasher, Fireplace, Range, Refrigerator
1	2	1.1	1495	1056	Built-in Dishwasher, Fireplace, Range, Refrigerator
1	2	1.1	1250	1056	Built-in Dishwasher, Fireplace, Range, Refrigerator

**Occupancy Types:** Leased, Month To Month

**Rent Includes:** Sewer, Trash Collection, Water

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.





Client Full

Multifamily

7/14/2025 3:45PM

**\$754,900** 2273 sqftStatus: **Active**

List Date: 5/15/2025

DOM: 60

MLS#: 548986231

Year Built: 1952 / REMOD

**2507 NE 59TH ST Vancouver, WA 98663**

XST/Dir: S - NE St James Rd, W - NE 59th St

## Property Details:

Property Tax/Yr: \$5,779.16 / 2024

County: Clark

Neighborhood:

Internet: Fiber Optics

Lot Size: 10,000 to 14,999 SqFt

Seller Disclosure:

Open House:

Upcoming Open House:

Area: 15

Zoning: R-9

Tax ID: 099776250

CC&amp;Rs: Yes

Legal: LOT 2 SKEELE TIER 2  
INFILL SP 4-182 0.28A

Common Amenities:

Storage:

Lot Desc: Gentle Sloping, Level,  
Private, Trees

#Stories: 2

# Total Units: 2

Approx Bldg SQFT: 2273

View: Territorial, Trees/Woods

Waterfront:

Body Water:

Parking: 2 / DRIVWAY,  
RVACCPRK

Roof: Composition

Unreinforced Masonry Building:

Road Surface: Concrete, Gravel

Basement: Crawl Space,  
Finished, Partially FinishedExterior: Fiber Cement, Tongue  
and GrooveSecurity: Security System  
OwnedFoundation: Block, Concrete  
Perimeter, Slab

Garage: 2

Lot Dim:

Opportunity Zone: No

## Comparable Information:

Original Price: \$754,900

## Utilities:

Heat: Forced Air, Heat Pump, Mini Split

Fuel: Electricity, Wood Burning

Water: Public Water

Sewer: Public Sewer

Cool: Heat Pump, Mini Split

Hot Water: Electricity

**\$45K PRICE DROP!** This one-of-a-kind, fully remodeled 1952 farmhouse blends timeless character with modern convenience. This property has undergone extensive renovations totaling over \$400K, including a full rebuild of the main house and the addition of a stunning detached extra deep garage + 750 sqft ADU (built 2019) + 540 sqft gathering area. The main home features original hardwood floors, updated plumbing and electrical, custom cabinetry, quartz countertops, vinyl windows, and beautifully remodeled bathrooms. The fully finished basement has a master bedroom with expansive walk-in closet, legal egress windows, full bath and a laundry. Upstairs is bright and open with archways and upgraded finishes throughout. Outdoor living is unmatched with a covered patio tastefully turned into the top notch gathering space with a full outdoor BBQ kitchen w/Stainless Steel storage, dual burner, full size hood for venting BBQ and water feature, spacious lawn and full landscaping with sprinklers. The 42'x24' shop includes an insulated garage, a fully equipped 1-bed ADU with its own Heat Pump with 2 Heads and laundry, and a Craft Room. The Craft Room is adaptable and thoughtfully designed to accommodate a wide range of uses—from entertaining and hobbies to guest accommodations: featuring a commercial-grade sink, extensive counter space, the room functions as a second kitchen or prep area; perfect for culinary enthusiasts, this space has been used for home brewing, cheesemaking, baking, and food preparation, including seasonal canning and charcuterie; it also serves as an excellent area for arts, crafts, and creative projects; with ample room and its own half bath, it can easily convert into a private guest suite, when needed. With 400-amp service, upgraded infiltration system, hot tub area, new siding, roof, new concrete driveway for up to 9 cars, RV parking with 50-amp service + water/sewer and more this property is perfect for multi-gen living, rental income or home-based business

## Schools:

Elementary: Minnehaha

Middle: Jason Lee

High: Hudsons Bay



# Income/Expenses & Financial Information:

Actual Gross Income: \$16,800  
Proj. Gross Income: \$19,800  
Actual Net Income: \$16,800  
Proj. Net Income: \$19,800  
Actual Oper. Expenses: \$1,920  
Proj. Oper. Expenses: \$1,920  
Cap Rate: 2.23  
Gross Rent Multiplier: 44.93  
Investor Info: According To Owner  
Short Sale: No  
Bank Owned/Real Estate Owned: No  
Terms Considered: Cash, Conventional, FHA, VA Loan  
Assumable Interest Rate:  
Assumable Remaining Months Ending:

## Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	3	2	0	1538	Air Conditioning, Built-in Dishwasher, Hardwood Floors, Washer/Dryer
1	1	1	1400	735	Air Conditioning, Built-in Dishwasher, Refrigerator, Washer/Dryer

Occupancy Types: Month To Month

Rent Includes: Electricity, Sewer, Trash Collection, Water

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Welcome to this beautifully designed 3,014 sq.ft. stunning 2019 Duplex, offering Style and Comfort, where the Modern Elegance Meets Smart Investment. A rare blend of modern luxury and practical living. Built in 2019, each mirror-image unit boasts 3 spacious bedrooms and 2 and 1/2 baths, delivering comfort, convenience, and enduring value—ideal for multi-generational living or savvy investors. Step inside to discover gleaming hardwood floors and tile accents that complement the sleek, contemporary design. The heart of each home is the open-concept kitchen, complete with stainless steel appliances, solid surface countertops, pantry, and a generous island—perfect for meal prep or casual entertaining. The built-in microwave, dishwasher, and range hood blend seamlessly with style and utility, while plumbing for an ice-maker feature for your fridge ensures your cold drinks are always within reach. Natural light pours through double-pane windows, accentuating the clean lines and warm tones throughout. Enjoy the luxury of a soaking tub, window coverings, and spacious bedrooms offering peaceful retreats at the end of the day. Each unit includes A/C, cable internet wiring, and washer/dryer hookups in the private laundry areas. The exterior impresses just as much, with a welcoming porch, fenced backyard, and thoughtfully landscaped surroundings offering both privacy and outdoor enjoyment. This duplex is a true turn-key opportunity, whether you're looking to live in one side and rent the other, accommodate extended family, or maximize rental income. Don't miss your chance to own this modern masterpiece—schedule your showing today and experience the elevated duplex lifestyle. PLEASE, PAY ATTENTION: THE ACTUAL LOT'S DEPTH IS ABOUT 50+ FEET MORE THAN WHERE THE FENCE IS - DO YOUR DUE DILIGENCE ON EXTENSION OF THE ACTUAL BACKYARDS AND/OR POSSIBLE SUBDIVIDING!!!

Schools:

- Elementary: Orchards
- Middle: Covington
- High: Heritage

Client Full      Multifamily      7/14/2025 3:45PM

\$899,900      3015 sqft

Status: Active  
List Date: 6/2/2025  
DOM: 42      MLS#: 660302028  
Year Built: 2019 / EXISTNG

10703 NE 70TH ST Vancouver, WA 98662  
XST/Dir: N - NE 107TH AVE, E - NE 70TH ST

Property Details:

Property Tax/Yr: \$6,982.65 / 2024	Lot Desc: Corner Lot, Level
County: Clark	#Stories: 2
Neighborhood:	# Total Units: 2
Internet:	Approx Bldg SQFT: 3015
Lot Size: 10,000 to 14,999 SqFt	View: Territorial
Seller Disclosure:	Waterfront:
Open House:	Body Water:
Upcoming Open House:	Parking: 4 / DRIVEWAY, STREET
Area: 21	Roof: Composition
Zoning: R1-6	Unreinforced Masonry Building:
Tax ID: 106710000	Road Surface: Concrete
CC&Rs: Yes	Basement: Crawl Space
Legal: MAPLE MANOR SP4-164	Exterior: Fiber Cement
LOT 1 FOR ASSESSOR USE	Security:
ONLYFKA FRUITLAWN #1 L	Foundation: Concrete Perimeter
Common Amenities:	Garage: 2
Storage:	Lot Dim:
	Opportunity Zone: No

Comparable Information:

Original Price: \$899,900

Utilities:

- Heat: Forced Air
- Fuel: Electricity, Gas
- Water: Public Water
- Sewer: Public Sewer
- Cool: Central Air
- Hot Water: Electricity, Gas

# Income/Expenses & Financial Information:

Actual Gross Income: \$56,880  
Proj. Gross Income:  
Actual Net Income: \$46,249  
Proj. Net Income:  
Actual Oper. Expenses: \$10,631  
Proj. Oper. Expenses:  
Cap Rate: 5.14  
Gross Rent Multiplier: 15.82  
Investor Info: According To Owner, Leases  
Short Sale: No  
Bank Owned/Real Estate Owned: No  
Terms Considered: Cash, Conventional, FHA, VA Loan  
Assumable Interest Rate:  
Assumable Remaining Months Ending:

## Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	3	3	2345	1507	Air Conditioning, Built-in Dishwasher, Hardwood Floors, Range
1	3	3	2395	1507	Air Conditioning, Built-in Dishwasher, Hardwood Floors, Range

Occupancy Types: Rent Includes: None

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Client Full      Multifamily      7/14/2025 3:45PM

**\$799,000**      2388 sqft

Status: **Active**  
List Date: 4/24/2025  
DOM: 81      MLS#: 552667313  
Year Built: 1977 / REMOD

**1110 NE KEYES RD Vancouver, WA 98684**  
XST/Dir: Hearthwood Blvd/W on NE 10th to Keyes Rd

Property Details:

Property Tax/Yr: \$5,981.82 / 2024	Lot Desc: Level
County: Clark	#Stories: 1
Neighborhood:	# Total Units: 3
Internet:	Approx Bldg SQFT: 2388
Lot Size: 10,000 to 14,999 SqFt	View:
Seller Disclosure:	Waterfront:
Open House:	Body Water:
Upcoming Open House:	Parking: 6 / DRIVEWAY
Area: 22	Roof: Composition
Zoning: R-9	Unreinforced Masonry Building:
Tax ID: 110185412	Road Surface: Concrete
CC&Rs:	Basement: Crawl Space
Legal: SCARBOROUGH ESTATES II LOT 20 FOR ASSESSOR USE ONLY	Exterior: Wood Siding
Common Amenities:	Security:
Storage: Individual Storage Units	Foundation: Concrete Perimeter
	Garage:
	Lot Dim:
	Opportunity Zone:

Fantastic Tri Plex Rental Property in Popular East Vancouver! Add to Your Portfolio or Reside in One Unit. Each Unit provides 2 Bedrooms, 1 Full Bathroom, a Spacious Living Room, Kitchen with Eat Area, Laundry Area with Washer/Dryer hookups, and 2 Parking Spaces per Unit. Updated Units from Interior Paint to Flooring, and More. Newer Roof/New Water Mains. Each unit has its own Private Backyard that is fenced with Storage Unit. Each Unit is Metered Separately each with New Updated Electrical Panels. Quiet Neighborhood that is close access to Schools, Restaurants, Shopping, and Freeways.

Schools:

Elementary: Hearthwood  
Middle: Cascade  
High: Evergreen

Income/Expenses & Financial Information:

Actual Gross Income: \$49,680  
Proj. Gross Income:  
Actual Net Income: \$40,574  
Proj. Net Income:  
Actual Oper. Expenses: \$9,106  
Proj. Oper. Expenses:  
Cap Rate: 5.08  
Gross Rent Multiplier: 16.08  
Investor Info: According To Owner  
Short Sale: No  
Bank Owned/Real Estate Owned: No  
Terms Considered: Cash, Conventional, FHA  
Assumable Interest Rate:  
Assumable Remaining Months Ending:

Comparable Information:

Original Price: \$799,000

Utilities:

Heat: Wall Heater  
Fuel: Electricity  
Water: Public Water  
Sewer: Public Sewer  
Cool:  
Hot Water: Electricity

# Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	2	1	1595	784	Built-in Dishwasher, Range, Refrigerator, Washer/Dryer
1	2	1	1495	856	Built-in Dishwasher, Range, Refrigerator, Washer/Dryer
1	2	1	1050	748	Built-in Dishwasher, Range, Refrigerator, Washer/Dryer

Occupancy Types:

Rent Includes: None

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.





Great investment with this recently renovated duplex. Separately metered units with new furnaces, flooring, paint, fixtures, etc. One site is occupied with potential to rent out the other side or move in and make it your own. Each unit has a garage and basement storage. Convenient location off of I-84 near Mill Plain and SW Washington Medical Center.

Schools:

- Elementary: Marshall
- Middle: McLoughlin
- High: Fort Vancouver

Income/Expenses & Financial Information:

- Actual Gross Income: \$0
- Proj. Gross Income:
- Actual Net Income: \$0
- Proj. Net Income:
- Actual Oper. Expenses: \$0
- Proj. Oper. Expenses:
- Cap Rate:
- Gross Rent Multiplier:
- Investor Info: According To Owner
- Short Sale: No
- Bank Owned/Real Estate Owned: No
- Terms Considered: Cash, Conventional, FHA, VA Loan
- Assumable Interest Rate:
- Assumable Remaining Months Ending:

Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	2	1	1450	816	Range, Refrigerator
1	2	1	0	816	Range, Refrigerator

Occupancy Types:

Client Full      Multifamily      7/14/2025 3:45PM

\$499,900      1632 sqft

Status: Active  
List Date: 6/13/2025  
DOM: 31      MLS#: 753606827  
Year Built: 1950 / REMOD

8400 LIESER CT Vancouver, WA 98664  
XST/Dir: Lieser Rd to Lieser Ct

Property Details:

- |   |  |
|---|--|
| Property Tax/Yr: \$3,863.46 / 2024                  | Lot Desc: Corner Lot, Level            |
| County: Clark                                       | #Stories: 1                            |
| Neighborhood: VANCOUVER HEIGHTS                     | # Total Units: 2                       |
| Internet: Cable                                     | Approx Bldg SQFT: 1632                 |
| Lot Size: 7,000 to 9,999 SqFt                       | View:                                  |
| Seller Disclosure:                                  | Waterfront:                            |
| Open House:   | Body Water:                            |
| Upcoming Open House:                                | Parking: 2 / GAR-PARK, OFF-STR         |
| Area: 23  | Roof: Metal                            |
| Zoning: R-18  | Unreinforced Masonry Building:         |
| Tax ID: 037916041                                   | Road Surface: Paved                    |
| CC&Rs:  | Basement: Partial Basement, Unfinished |
| Legal: LIESER HOMESITES LOT 6 FOR ASSESSOR USE ONLY | Exterior: Block, Brick                 |
| LIESER HOMESITES LOT                                | Security:                              |
| Common Amenities:                                   | Foundation: Concrete Perimeter         |
| Storage: Basement, Garage(s)                        | Garage: 2                              |
| Opportunity Zone:                                   | Lot Dim:                               |

Comparable Information:

Original Price: \$499,900

Utilities:

- Heat: Forced Air
- Fuel: Electricity
- Water: Public Water
- Sewer: Standard Septic
- Cool: None
- Hot Water: Electricity

Rent Includes: Water



© 2024



This charming duplex is nestled in a quiet cul-de-sac and sits on a large lot adjacent to Bella Vista Park, offering a serene and private setting. The property features two spacious units, each with a comfortable living room, a kitchen with an eat-in area, two bedrooms, a full bath, a half bath, and laundry hookups. Both units have their own attached 1-car garage, providing added convenience. The duplex is well-maintained, with vinyl double-pane windows, a roof that was replaced just three years ago, and exterior paint completed two years ago. Please respect tenant privacy. Low rent due to long term tenants.

## Schools:

**Elementary:** Riverview

**Middle:** Wy East

**High:** Mountain View

## Income/Expenses & Financial Information:

**Actual Gross Income:** \$32,400

**Proj. Gross Income:** \$30,000

**Actual Net Income:** \$24,742

**Proj. Net Income:** \$24,742

**Actual Oper. Expenses:** \$5,258

**Proj. Oper. Expenses:** \$5,258

**Cap Rate:** 3.81

**Gross Rent Multiplier:** 20.06

**Investor Info:** According To Owner

**Short Sale:** No

**Bank Owned/Real Estate Owned:** No

**Terms Considered:** Cash, Conventional

**Assumable Interest Rate:**

**Assumable Remaining Months Ending:**

Client Full

Multifamily

7/14/2025 3:45PM

**\$650,000** 1768 sqft

Status: **Active**

List Date: 9/27/2024

DOM: 290

MLS#: 24636178

Year Built: 1979 / EXISTNG

**1814 SE 145TH CT Vancouver, WA 98683**

XST/Dir: WA-14 E - Exit SE Ellsworth Rd - R SE 10th St - SE

McGillivray Blvd - R SE 145th Ct

## Property Details:

**Property Tax/Yr:** \$4,157.53 / 2024

**County:** Clark

**Neighborhood:**

**Internet:**

**Lot Size:** 10,000 to 14,999 SqFt

**Seller Disclosure:**

**Open House:**

**Upcoming Open House:**

**Area:** 24

**Zoning:** R-9

**Tax ID:** 110539320

**CC&Rs:**

**Legal:** MCGILLIVRAY

HIGHLANDS-2 LOT 14 FOR

ASSESSOR USE ONLY

MCGILLIVRAY

**Common Amenities:**

**Storage:**

**Lot Desc:** Level

**#Stories:** 2

**# Total Units:** 2

**Approx Bldg SQFT:** 1768

**View:**

**Waterfront:**

**Body Water:**

**Parking:** 2 / ATTACHD, GAR-PARK

**Roof:** Composition

**Unreinforced Masonry Building:**

**Road Surface:** Paved

**Basement:** Crawl Space

**Exterior:** T-111 Siding

**Security:**

**Foundation:**

**Garage:** 2

**Lot Dim:**

**Opportunity Zone:**

## Comparable Information:

**Original Price:** \$795,000

## Utilities:

**Heat:** Wall Heater, Zoned

**Fuel:** Electricity

**Water:** Public Water

**Sewer:** Public Sewer

**Cool:** None

**Hot Water:** Electricity

# Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	2	1.1	1300	884	Built-in Dishwasher, Disposal, Range
1	2	1.1	1400	884	Built-in Dishwasher, Disposal, Range

Occupancy Types: Month To Month

Rent Includes: None

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.





Client Full

Multifamily

7/14/2025 3:45PM

**\$725,000** 1888 sqftStatus: **Active**

List Date: 6/9/2025

DOM: 35

MLS#: 215855231

Year Built: 1969 / REMOD

**11813 SE 5TH ST Vancouver, WA 98683**

XST/Dir: SE Mill Plain Blvd to SE 117 Ave South to SE 5th St east to property

## Property Details:

Property Tax/Yr: \$4,781.77 / 2025

County: Clark

Neighborhood: EASTGATE

Internet:

Lot Size: 7,000 to 9,999 SqFt

Seller Disclosure:

Open House:

Upcoming Open House:

Area: 24

Zoning: CC

Tax ID: 114727106

CC&amp;Rs: Yes

Legal: EASTGATE LOT 4 FOR ASSESSOR USE ONLY

EASTGATE LOT 4

Common Amenities:

Storage: Garage(s), Individual Storage Units

Lot Desc: Level

#Stories: 1

# Total Units: 2

Approx Bldg SQFT: 1888

View:

Waterfront:

Body Water:

Parking: 4 / GAR-PARK, OFF-STR

Roof: Composition

Unreinforced Masonry Building:

Road Surface: Paved

Basement: Crawl Space

Exterior: Brick, Wood Siding

Security:

Foundation: Concrete Perimeter

Garage: 2

Lot Dim:

Opportunity Zone:

Take advantage of this one of a kind Live/Work zoned community commercial property. Live in one side with 2 bed 1 bath 1 car attached garage and other side is currently hair studio. Units are on separate sewer lines, newer windows, updated kitchen on rental side, attached garages, storage sheds, fenced yards, off street parking spaces. Take advantage of this hard to find set up. Call your broker today!

## Schools:

Elementary: Crestline

Middle: Wy East

High: Mountain View

## Income/Expenses & Financial Information:

Actual Gross Income: \$0

Proj. Gross Income:

Actual Net Income: \$0

Proj. Net Income:

Actual Oper. Expenses: \$4,782

Proj. Oper. Expenses:

Cap Rate:

Gross Rent Multiplier:

Investor Info:

Short Sale: No

Bank Owned/Real Estate Owned: No

Terms Considered: Cash, Conventional

Assumable Interest Rate:

Assumable Remaining Months Ending:

## Comparable Information:

Original Price: \$725,000

## Utilities:

Heat: Heat Pump

Fuel: Electricity

Water: Public Water

Sewer: Public Sewer

Cool: Heat Pump

Hot Water: Electricity



# Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	2	1	0	944	Built-in Dishwasher, Range, Refrigerator, Washer/Dryer Hookup
1	0	0	0	944	Fireplace, Refrigerator

Occupancy Types:

Rent Includes: None

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Brand new duplex/house with attached ADU in a prime Felida neighborhood! Each unit features high-end finishes, quartz countertops, heat pumps, luxury vinyl plank flooring, and fully landscaped yards with separate patios. The main unit offers 4 bedrooms and 2.1 baths, while the second unit is a vaulted, single-level layout with 2 bedrooms and 1 bath. Both units include separate garages, addresses, and utility meters for heating and electricity.

Schools:

Elementary: Lakeshore  
Middle: Jefferson  
High: Columbia River

Income/Expenses & Financial Information:

Actual Gross Income: \$61,200  
Proj. Gross Income:  
Actual Net Income: \$53,200  
Proj. Net Income:  
Actual Oper. Expenses: \$8,000  
Proj. Oper. Expenses:  
Cap Rate: 5.6  
Gross Rent Multiplier: 15.52  
Investor Info:  
Short Sale: No  
Bank Owned/Real Estate Owned: No  
Terms Considered: Cash, Conventional, FHA  
Assumable Interest Rate:  
Assumable Remaining Months Ending:

Client Full                      Multifamily                      7/14/2025 3:45PM

\$949,900                      2826 sqft

Status: Active  
List Date: 7/3/2025  
DOM: 11                      MLS#: 377298305  
Year Built: 2025 / NEW

11314 NW 19TH AVE Vancouver, WA 98685  
XST/Dir: 11314 NW 19th Ave

Property Details:

Property Tax/Yr: \$2,257.81 / 2024	Lot Desc: Corner Lot, Level
County: Clark	#Stories:
Neighborhood:	# Total Units: 2
Internet:	Approx Bldg SQFT: 2826
Lot Size: 7,000 to 9,999 SqFt	View:
Seller Disclosure:	Waterfront:
Open House:	Body Water:
Upcoming Open House:	Parking: 3 / ATTACHD, GAR-PARK
Area: 41	Roof: Composition
Zoning: R1-6	Unreinforced Masonry Building:
Tax ID: 986053500	Road Surface: Paved
CC&Rs: No	Basement: Crawl Space
Legal: LOT 5 MIRKWOOD	Exterior: Cultured Stone, Fiber Cement
SHORT PLAT 4-225 .20	Security:
Common Amenities:	Foundation: Stem Wall
Storage: Garage(s)	Garage: 3
	Lot Dim:
Opportunity Zone:	

Comparable Information:

Original Price: \$949,900

Utilities:

Heat: Heat Pump  
Fuel: Electricity  
Water: Public Water  
Sewer: Public Sewer  
Cool: Heat Pump  
Hot Water: Electricity

# Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	4	2.1	3100	1985	Air Conditioning, Built-in Dishwasher, Disposal, Fireplace
1	2	1	2000	841	Air Conditioning, Built-in Dishwasher, Disposal, Fireplace

Occupancy Types:

Rent Includes: Sewer, Water

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Client Full

Multifamily

7/14/2025 3:45PM

**\$897,000** sqftStatus: **Active**

List Date: 6/28/2025

DOM: 16

MLS#: 180212584

Year Built: 2025 / NEW

**11012 NE 55TH AVE Vancouver, WA 98686**

XST/Dir: FOR MAPPING USE 5410 NE 109th St, Vancouver, WA 98686

## Property Details:

Property Tax/Yr: \$5,500.00 /

County: Clark

Neighborhood: NORTHMOR HEIGHTS

Internet:

Lot Size: 5,000 to 6,999 SqFt

Seller Disclosure:

Open House:

Upcoming Open House:

Area: 44

Zoning: R1-6

Tax ID: 986068076

CC&amp;Rs: No

Legal: NORTHMOR HEIGHTS LOT 23 312319 FOR ASSESSOR USE ONLY NORTHMOR HEI

Common Amenities:

Storage: Garage(s)

Opportunity Zone:

Lot Desc: Corner Lot, Level

#Stories:

# Total Units: 2

Approx Bldg SQFT:

View:

Waterfront:

Body Water:

Parking: 3 / ATTACHD, GAR-PARK

Roof: Composition

Unreinforced Masonry Building:

Road Surface: Paved

Basement: Crawl Space

Exterior: Cultured Stone, Fiber Cement

Security:

Foundation: Stem Wall

Garage:

Lot Dim:

Brand new duplex/house with attached ADU in a prime location! Each unit features high-end finishes, quartz countertops, heat pumps, luxury vinyl plank flooring, and fully landscaped yards with separate patios. The main unit offers 4 bedrooms and 2.1 baths, while the second unit is a vaulted, single-level layout with 2 bedrooms and 1 bath. Both units include separate garages, addresses, and utility meters for heating and electricity.

## Schools:

Elementary: Pleasant Valley

Middle: Pleasant Valley

High: Prairie

## Income/Expenses & Financial Information:

Actual Gross Income: \$61,200

Proj. Gross Income:

Actual Net Income: \$53,200

Proj. Net Income:

Actual Oper. Expenses: \$8,000

Proj. Oper. Expenses:

Cap Rate: 5.93

Gross Rent Multiplier: 14.66

Investor Info:

Short Sale: No

Bank Owned/Real Estate Owned: No

Terms Considered: Cash, Conventional, FHA

Assumable Interest Rate:

Assumable Remaining Months Ending:

## Comparable Information:

Original Price: \$897,000

## Utilities:

Heat: Heat Pump

Fuel: Electricity

Water: Public Water

Sewer: Public Sewer

Cool: Heat Pump

Hot Water: Electricity

# Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	4	2.1	3100	1985	Air Conditioning, Built-in Dishwasher, Disposal, Fireplace
1	2	1	2000	841	Air Conditioning, Built-in Dishwasher, Disposal, Fireplace

Occupancy Types:

Rent Includes: Sewer, Water

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.





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Video: [Virtual Tour #1](#) Drone Video

Photo Slide Show: [Virtual Tour #2](#) Slideshow

This charming property features 2 HOMES and sits on an approximately 0.88-acre lot IN TOWN, offering ample space and a peaceful setting. The open concept design of the home creates a spacious layout, accentuated by the abundant natural light and exposed wooden beams. The cozy fireplace in the expansive living area adds warmth and ambiance, while the spacious kitchen offers ample cabinetry and updated stainless steel appliances, perfect for the home chef. Each of the 3 bedrooms is generously sized, featuring plush carpeting for comfort. The spacious bathroom offer ample vanity space, ensuring functionality and convenience. Stepping outside, the property's lush landscaping and covered patio provide a tranquil outdoor living experience. The large, level yard is perfect for relaxation or recreation, with a hot tub and multiple outbuildings offering additional versatility. The property also includes a secondary residence making it an ideal investment opportunity! It could be used as guest quarters, in-law quarters, or home office! The possibilities are endless! The county will be providing safer, widen roads with sidewalks as well as a pull through style driveway to be added in the near future!

### Schools:

**Elementary:** York  
**Middle:** Frontier  
**High:** Heritage

Client Full      Multifamily      7/14/2025 3:45PM

**\$799,900**      2801 sqft

Status: **Active**  
List Date: 4/24/2025  
DOM: 81      MLS#: 155746845  
Year Built: 1962 / REMOD

**9811 NE 152ND AVE Vancouver, WA 98682**  
XST/Dir: I-205 to NE Padden Parkway, East on Padden Parkway, turn left on NE 152nd, house on right

### Property Details:

<b>Property Tax/Yr:</b> \$5,868.57 / 2025	<b>Lot Desc:</b> Corner Lot, Level, Trees
<b>County:</b> Clark	<b>#Stories:</b> 1
<b>Neighborhood:</b>	<b># Total Units:</b> 2
<b>Internet:</b> Cable, DSL	<b>Approx Bldg SQFT:</b> 2801
<b>Lot Size:</b> 20,000 SqFt to .99 Acres	<b>View:</b>
<b>Seller Disclosure:</b>	<b>Waterfront:</b>
<b>Open House:</b>	<b>Body Water:</b>
<b>Upcoming Open House:</b>	<b>Parking:</b> 2 / CARPORT, GAR-PARK
<b>Area:</b> 62	<b>Roof:</b> Composition
<b>Zoning:</b> R1-10	<b>Unreinforced Masonry Building:</b>
<b>Tax ID:</b> 104014000	<b>Road Surface:</b> Paved
<b>CC&amp;Rs:</b>	<b>Basement:</b> None
<b>Legal:</b> MERRIFIELD TEN ACRE HOME TTS #5 LOT 1.93A FOR ASSESSOR USE ONLY	<b>Exterior:</b> Aluminum
<b>Common Amenities:</b> Laundry	<b>Security:</b>
<b>Storage:</b> Attached, Garage(s)	<b>Foundation:</b> Slab
<b>Opportunity Zone:</b>	<b>Garage:</b>
	<b>Lot Dim:</b>

### Comparable Information:

**Original Price:** \$799,900

### Utilities:

**Heat:** Heat Pump, Mini Split  
**Fuel:** Electricity  
**Water:** Well  
**Sewer:** Public Sewer  
**Cool:** Heat Pump, Mini Split  
**Hot Water:** Electricity

# Income/Expenses & Financial Information:

Actual Gross Income: \$21,600  
Proj. Gross Income: \$50,400  
Actual Net Income: \$15,600  
Proj. Net Income: \$38,400  
Actual Oper. Expenses: \$6,000  
Proj. Oper. Expenses: \$12,000  
Cap Rate: 1.95  
Gross Rent Multiplier: 37.03  
Investor Info: According To Owner  
Short Sale: No  
Bank Owned/Real Estate Owned: No  
Terms Considered: Cash, Conventional, FHA, VA Loan  
Assumable Interest Rate:  
Assumable Remaining Months Ending:

## Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	3	1.1	0	1683	Air Conditioning, Built-in Dishwasher, Fireplace, Washer/Dryer
1	2	1	1800	1118	Built-in Dishwasher, Range, Washer/Dryer Hookup

Occupancy Types: Month To Month, Vacant

Rent Includes: None

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