



## 6 PLEX IN KENT

1613 Maple Lane Unit #D1-D6,  
Kent, WA 98030

**LISTING DETAILS**



**Move-in  
Ready**

**6  
UNITS**

**\$1,290,000**

**ADDRESS:** 1613 Maple Lane  
Unit #D1-D6, Kent,  
WA 98030

**ZONING:** Multi-  
Family

**PARCEL:** 5097600250

**UNIT SIZES** 2 Bed 1 bath  
930 SQFT

**LOT SIZE:** 2.7 acre community

**HOA COVERS:** Water, Sewer,  
Garbage, Insurance



***Must Read!***

**Investor opportunity in the heart of Kent! Well-maintained 6-unit multifamily property offering strong in-place income with long-term upside potential. Located just minutes from Kent Station, Sounder Train, Hwy 167, I-5, shopping, dining, parks, and major employers, this property is positioned in a highly desirable rental corridor with continued tenant demand. Each spacious unit features 2 bedrooms, 1 bath, approximately 930 SF, in-unit washer & dryer, fireplace, large living areas, and dedicated utility space these are features tenants love and that support long-term occupancy. Property has seen major capital improvements over the years including updated electrical panels, newer roof, siding, gutters, decks, attic insulation, and select interior renovations with updated flooring, paint, and appliances in several units. Plenty of on-site parking plus a quiet setting within the Maple Lane community adds to tenant appeal. Unique setup with individual tax parcels for each unit creates additional flexibility and future exit strategies for investors. Strong rental history with consistent occupancy makes this an ideal addition for both seasoned and first-time multifamily investors seeking stable cash flow in a growing South King County market. Rare opportunity to acquire a turn-key 6-plex with proven performance, excellent location, and future value-add potential.**



PHOTOS



PHOTOS



PHOTOS



# FEATURES



## FEATURES

- Mostly Leased
- HOA covers utilities and insurance
- Updated unit provides higher exposure
- Close to all Major Plazas and highways
- Long term tenants
- Cash flow possible



## *Neighborhood*

- Easy Seattle commuter connectivity via Sounder rail and major highways
- Strong South King County employment access
- Growing Kent urban core and transit-oriented demand
- Kent Station
- Lake Meridian



CONTACT



DANIEL SEBRYAKOV  
COMMERCIAL REALTOR  
253-797-5858  
SEBA.REAL.ESTATE123@GMAIL.COM



ROSIE ROURKE  
COMMERCIAL REALTOR  
206-719-5870  
Rosie@RosieRourke.com



LEXIE ALLOWAY  
COMMERCIAL REALTOR  
206-369-1200  
LEXIE@ROSIEROURKE.COM

**KW Lake Washington South**

707 S Grady Way Suite 550 Renton WA 98057

