

4 plex
313 W. Woodward Street
Sedro Woolley, WA 98284



Windermere
COMMERCIAL





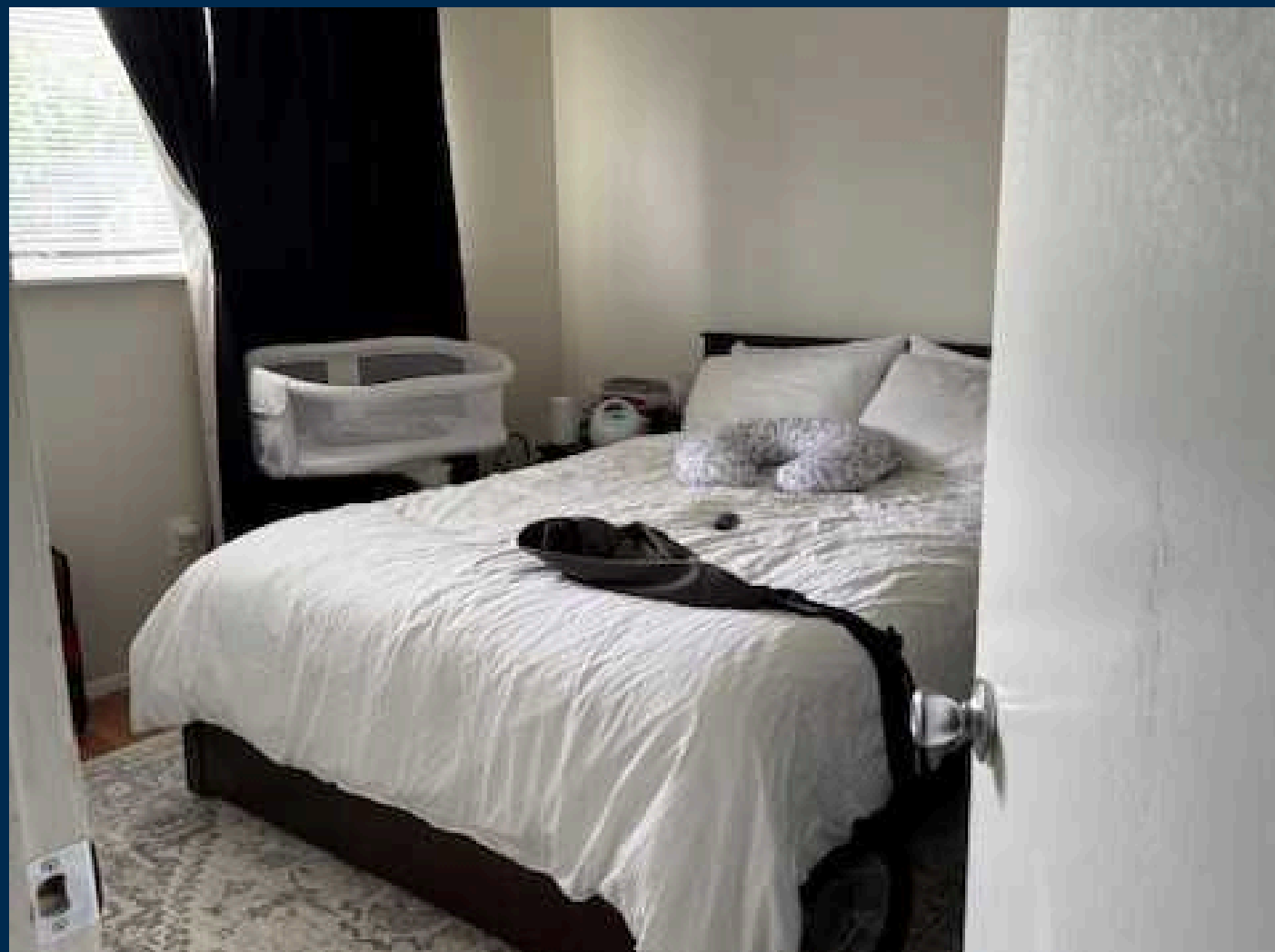
313 WEST WOODWORTH STREET
SEDRO WOOLLEY, WA 98273

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THE OFFERING

Purchase Price: \$1,086,000

CAP 5.9



Windermere Commercial Real Estate is pleased to offer for sale to qualified investors a single 4 plex or side by side 4 plexes within the city limits of Sedro Woolley, WA.

This 4 Plex (1 of 2 available) located at 313 West Woodworth Street in Sedro Woolley consists of 4 - 2 Bed - 1 bath units. The other duplex is located at 315 W Woodworth.

Many of the units have been remodeled with new kitchen and bathroom cabinets and flooring. All have washer and dryer hookups.

The building has been recently painted and new roof installed.

Great location to medical, schools, retail, restaurants, hiking and fishing.

Close proximity to Interstate - 5 and Hwy 20 (Cascade Pass).

4 PLEX HIGHLIGHTS

- Built in 1978 these units have been well maintained both interior and exterior.
- Located on a quiet road traffic is limited yet amenities are close by.
- This is one of two side by side 4 plexes available that can be purchased together or individually.
- 2 bedrooms and 1 bath units with laundry hook ups.

04





KITCHEN



BACK YARD



LIVING ROOM



BATHROOM



BEAMED CEILINGS

4 PLEX PHOTOS



BEDROOM

FINANCIALS YEAR END 2024

INCOME:

UNIT 1	\$19,140
UNIT 2	\$19,140
UNIT 3	\$19,140
UNIT 4	<u>\$19,140</u>
TOTAL INCOME	\$76,560

EXPENSES:

UTILITIES *	\$3,713
REPAIRS	\$1,067
LANDSCAPING	\$1,500
INSURANCE	\$1,841
PROPERTY TAXES	<u>\$4,691</u>
TOTAL EXPENSES	\$12,813
NET INCOME	\$63,747

LOCATION OVERVIEW



Sedro-Woolley is a small city in Skagit County, Washington, known as the "Gateway to the North Cascades".

It's situated on the Skagit River, near the Cascade Mountains.

Founded in 1898, Sedro-Woolley has grown up in the timber industry and moved from timber to technology and is now home to major employers like Janicki Industries, a leading aerospace manufacturing company, the developing Sedro-Woolley Innovation for Tomorrow (SWIFT) Center, Job Corps' first technical academy in the nation, a public hospital, vibrant downtown and room to grow.

Sedro-Woolley is perfectly positioned on the Skagit River, between Seattle and Vancouver, Canada, and along with being the gateway to the scenic North Cascades National Park and the Salish Sea.

Sedro-Woolley is a city with excellent access to major thoroughfares including Interstate 5, State Route 20 and State Route 9, yet retains a rural character.



OFFERED
EXCLUSIVELY BY



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