

4 plex  
315 W. Woodworth Street  
Sedro Woolley, WA 98284



Windermere  
COMMERCIAL





315 WEST WOODWORTH STREET  
SEDRO WOOLLEY, WA 98273

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# THE OFFERING

**Purchase Price: \$998,000**  
**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 315 West Woodworth Street in Sedro Woolley consists of 4 - 2 Bed - 1 bath units.

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. The other 4 Plex is 313 W. Woodworth.
- 2 bedrooms and 1 bath units with laundry hook ups.

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**KITCHEN**



**LIVING ROOM**



**KITCHEN**



**LIVINGROOM**



**BED ROOM**



**BEDROOM**

4 PLEX PHOTOS

# FINANCIALS YEAR END 2024

## INCOME:

UNIT 1	\$17,940
UNIT 2	\$17,940
UNIT 3	\$17,940
UNIT 4	<u>\$17,940</u>
TOTAL INCOME	\$71,760

## EXPENSES:

UTILITIES *	\$3,842
REPAIRS	\$1,298
LANDSCAPING	\$1,500
INSURANCE	\$1,841
PROPERTY TAXES	<u>\$4,692</u>
TOTAL EXPENSES	\$13,173
NET INCOME	\$58,587

# LOCATION OVERVIEW



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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



Balisa Koetje

MANAGING BROKER  
WINDERMERE COMMERCIAL REAL ESTATE

[balisa@windermere.com](mailto:balisa@windermere.com) | 360.421.4111



Jake Koetje

BROKER  
WINDERMERE COMMERCIAL REAL ESTATE

[jakekoetje@windermere.com](mailto:jakekoetje@windermere.com) | 360.466.8045