

# 6 Unit Complex

## 27229 102<sup>nd</sup> AVE. NW

### STANWOOD, WA 98292



# Windermere

COMMERCIAL





27229 102<sup>ND</sup> AVE. NW  
STANWOOD, WA 98292

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# THE OFFERING

**Purchase Price: \$1,035,000**

**CAP 6.25**



Windermere Commercial Real Estate is pleased to offer for sale to qualified investors a unique property within the city limits of Stanwood, WA.

The property located at 27229 102<sup>nd</sup> Ave NW consists of a charming brick and wood 6 unit complex. 4 Units are 1 bed - 1 bath and 2 units are studios. This charming complex was built in 1952 and many of the interiors have been remodeled.

Several of the units have been remodeled boasting new kitchens, cabinets and flooring. All units have designated carport parking a shared laundry facility.

Stanwood an established community of a commercial and retail businesses along with agriculture and the arts also serves as a bedroom community to Everett and Seattle.

# SIX UNIT HIGHLIGHTS



- This 6 unit complex is located at the western portion of downtown Stanwood between I-5 and Camano Island.
- Stanwood is within close proximity of I-5, medical, commercial offices, retail, restaurants and schools along with the bustling beaches of Camano Island.
- Located at 27229 102<sup>nd</sup> Ave NW this complex is comprised of 4- 1 Bed 1 Bath Units and 2 - Studios with 1 Bath. The units each have off street parking and shared central laundry.

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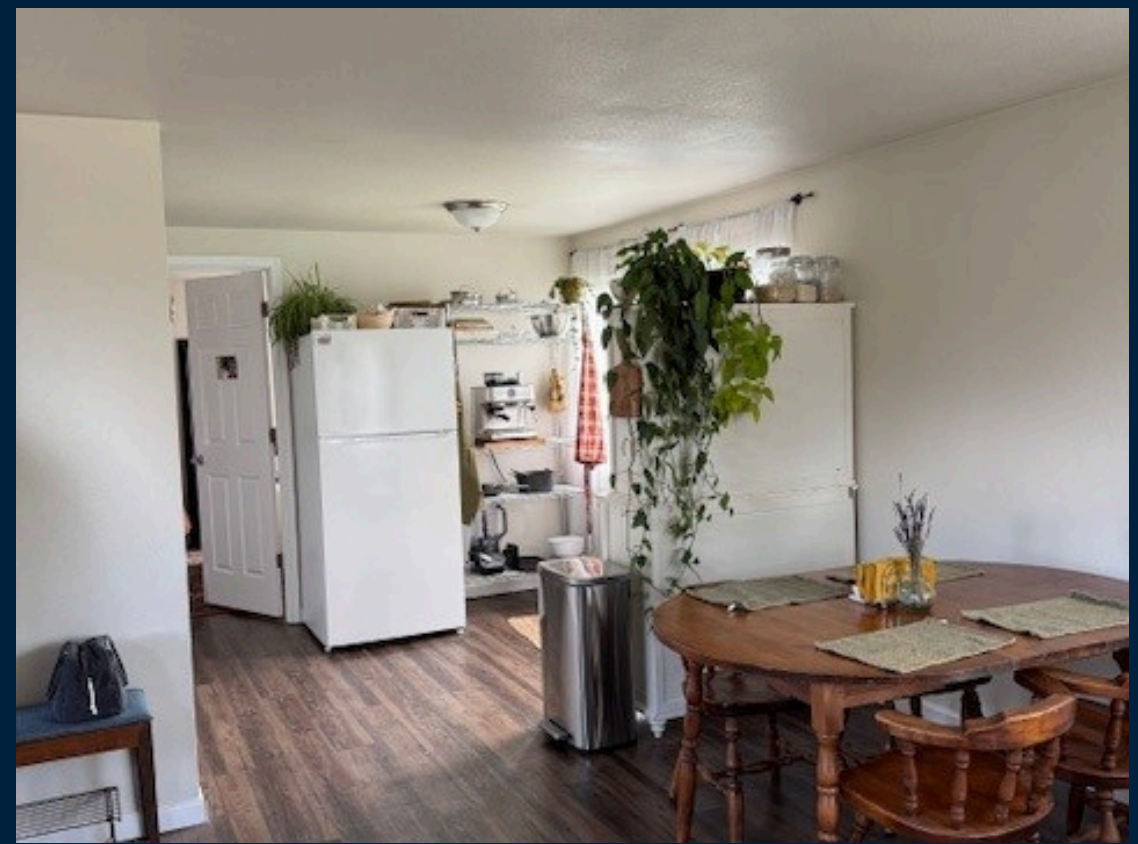




LIVING AND DINING AREA



KITCHEN



KITCHEN AND DINING AREA



BATHROOM



LAUNDRY

6 UNIT PHOTOS



# FINANCIALS YEAR END 2024

## INCOME:

UNIT 1	\$14,400
UNIT 2	\$13,140
UNIT 3	\$14,400
UNIT 4	\$13,200
UNIT 5	\$14,400
UNIT 6	\$13,140
OTHER INCOME:	
LAUNDRY	<u>\$2,200</u>
TOTAL INCOME	\$84,880

## EXPENSES:

UTILITIES	\$8,305
REPAIRS	\$1,505
LANDSCAPING	\$1,958
INSURANCE	\$2,343
PROPERTY TAXES	\$6,107
TOTAL EXPENSES	<u>\$13,843</u>
NET INCOME	\$64,462

# LOCATION OVERVIEW



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Stanwood and Camano Island offer a mix of natural beauty, art, and community spirit, with highlights including state parks, beaches, art galleries, and local farms. Camano Island State Park and Cama Beach State Park are popular for outdoor activities like boating, hiking, and fishing. The area also boasts a thriving arts scene with galleries and studios, and local farms offer fresh produce and U-pick experiences.

OFFERED  
EXCLUSIVELY BY



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