



Agent Full Multifamily
\$1,700,000 6720 sqft
1715 S FRANKLIN ST
Seaside, OR 97138
 Status: **Active** DOM: 2
 List Date: 11/14/2025 Acres: 0.5
 Year MLS#: 538110158
 Built: 1966/ Updated/Remodeled
 XST/Dir: West on Ave. u to Franklin, Right on Franklin to property just past Cartwright Park

11/16/2025 5:05PM

Show: 24 Hour Notice,
 Aligned Showings,
 Appointment Only
 LB/Loc/Cmb: None
 Offer/Nego: Call Seller's Agent
 AG: Cindy Hawkins Colley
 AG Ph: [503-440-0130](tel:503-440-0130)
 AG Cell/Text: [503-440-0130](tel:503-440-0130)
 CoAgent:
 CoPh:

Private: Do not disturb the tenants. There will be no sign but the interested buyer would need an appointment to walk the property or to drive through. The city had approved another duplex in 2021 that could be built on the property. Permit has expired but Seller will share sketch of proposed building.

Last Updated: 11/14/2025 12:57:13 PM

Public: The Necanicum River flows to the east of the property and the beach 6 blocks to the west of this property that is tucked in to a less traveled neighborhood and lends itself to quiet living. Well-maintained with four duplexes. This 8 plex is a gem. All units have their own private fenced yards, a garage, as well as a Washer and Dryer. Services are just a few blocks away with the Seaside Golf Course and restaurant, a market and two other restaurants which are easily accessible. Showings will be allowed with a mutually agreed upon purchase and sale agreement. Appointment needed to view or walk the property. Do not disturb the tenants or execute a drive through without an appointment. There may be potential for one more duplex on this property. Buyer to check with City if interested.

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Property Details:

County: Clatsop	Legal: CARTWRIGHT PARK LT 4, 5, 10, 11 TR B BLK 18 LESS	Lot Size: 20,000 SqFt to .99 Acres	Open House:
Nbhood: South West Seaside	POR IN RIVERWOOD	Lot Dimensions: 100 X 220	Upcoming Open House:
Internet: Fiber Optics, Cable	Tax ID: 12640	Lot Desc: Level, Public Road	Broker Tour:
Area: 186	Seller Disc: Disclosure	View: Territorial	Upcoming Broker Tour:
Zoning: R1	List Type: Exclusive Right to Sell	Waterfront: River Front	
Elementary: Pacific Ridge, Cannon Bch Acad	Limited Representation: No	Body Water: Necanicum	
Middle: Seaside	Opportunity Zone:	Road Surface: Gravel, Paved	
High: Seaside	CC&R:	Security: Security Lights	
Internet: Yes	Parking: 2 /Driveway, Garage	Basement: Crawl Space	
Address: Yes	Garage: 1	Foundation: Concrete	
No Blog: No	Roof: Metal	Perimeter:	
No AVM: No	Unreinforced Masonry:	Exterior: T-111 Siding, Wood Siding	
#Stories: 1	Building: NO		
# Total Units: 8	Storage: Garage(s)		
	Common Amenities: All Landscaping, Commons		

Utilities:

Cool: None

Heat: Wall Heater

Fuel: Electricity

Water: Public Water

Sewer: Public Sewer

Hot Water: Electricity

Income/Expenses & Financial Information:

Actual Gross Income: \$120,600

Property Tax/Yr: \$7,892.37 / 2025

Short Sale: No

Proj. Gross Income:

Spcl Asmt Balance:

\$ Pre-Approv: No

Actual Net Income: \$97,055

Tax Deferral: No

3rd Party: No

Proj. Net Income:

Investor Info: According To Owner, Profit

Actual Oper. Expenses: \$23,545

& Loss Statement, Rent Records

Bank Owned/Real Estate Owned: No

Proj. Oper. Expenses:

Terms Considered: Cash, Conventional,

Cap Rate: 5.71

Other

Gross Rent Multiplier: 14.1

Escrow Pref: Ticor Title

Assumable Interest Rate:

Assumable Remaining Months Ending:

Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	2	1	1675	840	Built-in Dishwasher, Range, Refrigerator, Unfurnished
1	2	1	1650	840	Built-in Dishwasher, Range, Refrigerator, Unfurnished
1	2	1	1650	840	Built-in Dishwasher, Range, Refrigerator, Unfurnished
1	2	1	1275	840	Built-in Dishwasher, Furnished, Unfurnished
1	2	1	1000	840	Built-in Dishwasher, Range, Refrigerator, Unfurnished
1	2	1	850	840	Built-in Dishwasher, Range, Refrigerator, Unfurnished
1	2	1	850	840	Built-in Dishwasher, Range, Refrigerator, Unfurnished
1	2	1	1100	840	Built-in Dishwasher, Range, Refrigerator, Unfurnished

Occupancy Types: Month To Month

Rent Includes: Maintenance Grounds, Sewer, Trash Collection, Water

