

Offering Price: **\$699,000**
2 units | 1979 Built

MARYSVILLE DUPLEX

6310 49TH DR NE, MARYSVILLE, WA 98270



BLAKE INVESTMENT ADVISORS
MULTIFAMILY ADVISORY & BROKERAGE

» Excellent Unit Mix

Each unit offers two bedrooms, one bathroom, and 1,100 square feet of living space across two stories, providing a spacious townhouse-style layout.

» Complete Amenity Package

Both apartments include a one-car garage, in-unit laundry, dishwasher, fireplace, and a private fenced backyard.

» Desirable Location

Situated on a quiet dead-end cul-de-sac just minutes from downtown Marysville, Jennings Memorial Park, Starbucks, and the State Avenue commercial corridor.

» Owner-Occupant Potential

Live in one unit while renting the other and take advantage of low down payment owner-occupied financing options. Contact broker for details.

MARYSVILLE DUPLEX



EXCLUSIVE ADVISORY TEAM

FOR SALE INQUIRIES

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[VIEW DOCUMENT VAULT](#)

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LOCATED JUST MINUTES AWAY FROM DOWNTOWN MARYSVILLE & I-5

DOWNTOWN MARYSVILLE

6310 49TH DR NE

PROPERTY OVERVIEW

LOCATION

Property Name	Marysville Duplex
Address	6310 49 th Dr NE
City, State, Zip	Marysville, WA 98270
County	Snohomish
Parcel	00669600000300

BUILDING

Year Built	1979
Units	2
Average Unit Size	1,100 SF
Net Rentable SF	2,200 SF
Construction	Wood-Frame
Siding	Stucco
Windows	Single-Pane
Roof	Composition
Plumbing	Copper
Laundry	In-unit
Parking	One-Car Garage for Each Unit
Electric Metering	Separate

PROPERTY DESCRIPTION

Blake Investment Advisors is pleased to exclusively present for sale, the Marysville Duplex, which was originally constructed in 1979 and features a wood-frame, stucco exterior, and composition roof. **This property boasts two townhouse-style apartment homes, each with 1,100 square feet of living space, vaulted ceilings, two bedrooms, one and a half bathrooms, a one-car garage with additional driveway parking, in-unit laundry, a fireplace, and a fenced backyard.** The property is separately metered for electricity, and the current owner recovers 100% of the utility expenses through utility billbacks. This property is situated on a dead-end cul-de-sac on a quiet street in central Marysville, with close proximity to Jennings Memorial Park, Starbucks, and State Avenue. Residents of 6310 49th Dr NE enjoy living in a quiet residential setting, but also reap the benefits of quick access to the **Downtown Marysville commercial corridor.**





MARYSVILLE, WASHINGTON **SUBMARKET**

Marysville, Washington is a **rapidly growing city located in northern Snohomish County, Washington**, approximately 35 miles north of Seattle, Washington and 5 miles north of Everett, Washington. Positioned along the critical north–south transportation corridor of Interstate 5, Marysville benefits from excellent regional connectivity to the greater Puget Sound employment centers including Everett, Seattle, and the broader Eastside technology hubs. The city has experienced **significant population and economic growth over the past two decades, driven in part by its relative housing affordability compared to core Seattle markets and its proximity to major employers. The nearby city of Everett is home to the massive Boeing wide-body aircraft manufacturing facility, one of the largest buildings in the world and a major regional employment driver.** Additional economic anchors include Naval Station Everett and the retail and hospitality hub surrounding Tulalip Resort Casino and the Seattle Premium Outlets, both located immediately west of Marysville in the neighboring Tulalip Reservation, Washington.

Marysville is known for its family-oriented neighborhoods, expanding retail amenities, and strong commuter access via Interstate 5 and State Route 528, which provides direct east–west connectivity into the city’s commercial core. Continued residential development and infrastructure investment have supported steady population growth, making the area an attractive option for residents seeking suburban living within commuting distance of major Puget Sound job centers. **With its strategic location, growing population base, and proximity to major employment hubs, Marysville continues to attract both residents and investors seeking opportunities within the expanding North Puget Sound region.**

PHOTOS

EXTERIORS



BLAKE INVESTMENT ADVISORS



MARYSVILLE DUPLEX OFFERING MEMORANDUM

PHOTOS

INTERIORS



PHOTOS

INTERIORS



FLOOR PLANS

6310 49th Dr NE, Marysville, WA



Floor 1



Floor 2

MARYSVILLE DUPLEX

RENT ROLL



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UNIT	UNIT TYPE	UNIT SF	CURRENT			MARKET		
			RENT	RENT/SF	ANNUAL RENT	RENT	RENT/SF	ANNUAL RENT
6312	2B/1B	1,110	\$1,795	\$1.62	\$21,540	\$2,000	\$1.62	\$21,540
6310	2B/1B	1,100	\$1,968	\$1.80	\$23,616	\$2,000	\$1.80	\$24,000
TOTAL/AVERAGE		2,200 SF	\$3,763	\$1.70	\$45,156	\$4,000	\$1.80	\$48,000



INCOME & EXPENSE ANALYSIS

MARYSVILLE DUPLEX



PROPERTY DETAILS

Units	2
Year Built	1979
NRSF	2,200 SF
Average Unit Size	1,100 SF
Price	\$699,000
Price/Unit	\$349,500
Price/Foot	\$315
In-Place Cap Rate	5.19%
Market Cap Rate	5.60%

INCOME

	CURRENT RENTS + 2025 EXPENSES	MARKET RENTS + 2025 EXPENSES
Scheduled Market Rent	\$45,156	\$48,000
Plus: Utility Fee Income	\$2,765	\$2,765
Total Operating Income (EGI)	\$47,921	\$50,765
EXPENSES		
Repair & Maintenance	\$1,388	\$1,388
Utilities	\$2,765	\$2,765
Insurance	\$2,163	\$2,163
Real Estate Taxes	\$5,312	\$5,312
Total Expenses	\$11,628	\$11,628
Expenses per Unit	\$5,814	\$5,814
NET OPERATING INCOME	\$36,293	\$39,137
Capitalization Rate	5.19%	5.60%



SALE COMPARABLES

PROPERTY	SUBMARKET	SALE DATE	SALE PRICE	YEAR BUILT	UNITS	TOTAL SF	PRICE/SF	PRICE/UNIT	CAP RATE
Marysville Duplex	Marysville, WA	TBD	\$699,000	1979	2	2,200	\$315	\$349,500	5.19%
12627 48 th Ave NE	Marysville, WA	11/7/25	\$709,000	1980	2	2,100	\$338	\$354,500	4.80%
6306 49 th Ave NE	Marysville, WA	1/24/25	\$675,000	1979	2	2,220	\$304	\$337,500	5.20%
2906 99th Ave NE	Lake Stevens, WA	4/9/25	\$700,000	1989	2	2,208	\$317	\$350,000	5.40%
3820 120th PI NE	Marysville, WA	10/10/25	\$735,000	1969	2	2,504	\$294	\$367,500	5.60%
1908 2nd St	Marysville, WA	3/5/25	\$737,000	1960	2	2,340	\$315	\$368,500	4.75%
8030 47th Ave NE	Marysville, WA	2/18/26	\$709,000	1979	2	1,920	\$369	\$354,500	3.50%

Totals/Averages

\$710,833

1976

2

2,215

\$323

\$355,417

5.07%



12627 48th Ave NE



6306 49th Ave NE



2906 99th Ave NE



3820 120th PI NE



1908 2nd St



8030 47th Ave NE

SALE COMPARABLE MAP

PROPERTY

1 12627 48th Ave NE

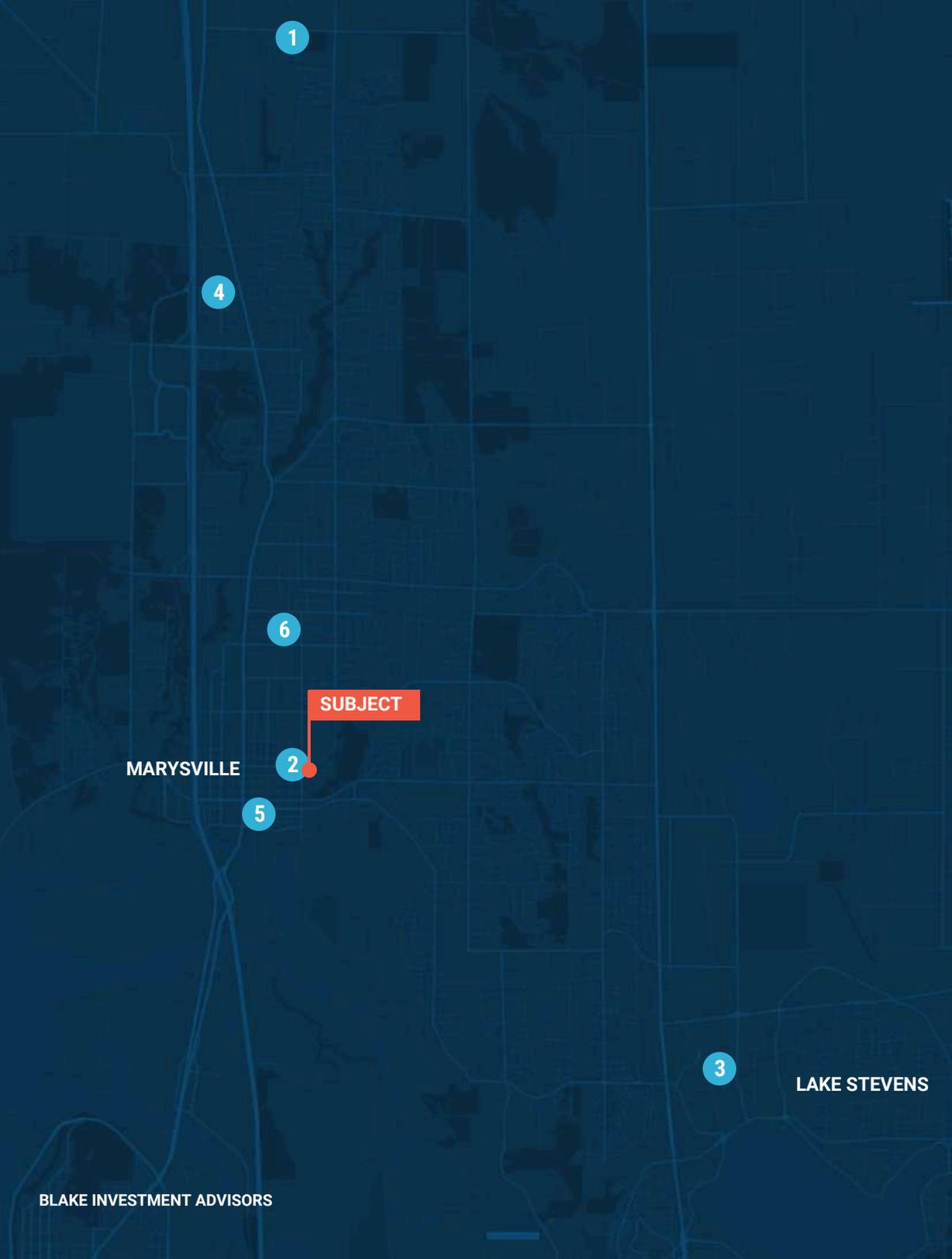
2 6306 49th Ave NE

3 2906 99th Ave NE

4 3820 120th PI NE

5 1908 2nd St

6 8030 47th Ave NE



RENT COMPARABLES

TWO BEDROOMS

PROPERTY	ADDRESS	NEIGHBORHOOD	YEAR BUILT	UNIT SF	RENT	RENT/SF
Marysville Duplex (Current)	6310 49 th Dr NE	Marysville	1979	1,100	\$1,882	\$1.70
1 Armar Townhomes	6511 Armar Rd	Marysville	1968	1,150	\$2,000	\$1.74
2 Timberline Apartments	7111 47 th Ave NE	Marysville	1967	975	\$2,045	\$2.10
3 Westover Village	4521 80 th St NE	Marysville	1967	1,078	\$1,995	\$1.85
Averages			1967	1,068 SF	\$2,013	\$1.90



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CONTACT US

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100% FOCUS ON MULTIFAMILY

Blake Investment Advisors exclusively concentrates on apartment owners, apartment properties, and the apartment markets in Washington State. The firm offers multifamily advisory services and brokerage expertise for apartment investors.

The exclusive focus of the platform results in an efficient marketplace dedicated to apartments, enabling the firm to gather data, provide practical research, and implement innovative marketing strategies, all aimed at delivering optimal value for apartment owners.

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