6 plex
410 Murdock Street
Sedro Woolley, WA 98284

Windermere
COMMERCIAL



410 MURDOCK STREET
SEDRO WOOLLEY, WA 98284

THE OFFERING 3
4 PLEX HIGHLIGHTS 4
4 PLEX PHOTOS 5
4 PLEX FINANCIALS 6
LOCATION OVERVIEW 7
TEAM MEMBERS 8

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THE OFFERING

Purchase Price: $1,452,000
CAP 6.25



Windermere Commercial Real Estate is a pleased to offer for sale to qualified investors a 6 plex complex within the city limits of Sedro Woolley, WA.

This 6 plex is located at 410 Murdock Street in Sedro Woolley, WA. All units consist of 2 beds and one bath.

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 with a new roof and a fenced backyard.

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

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

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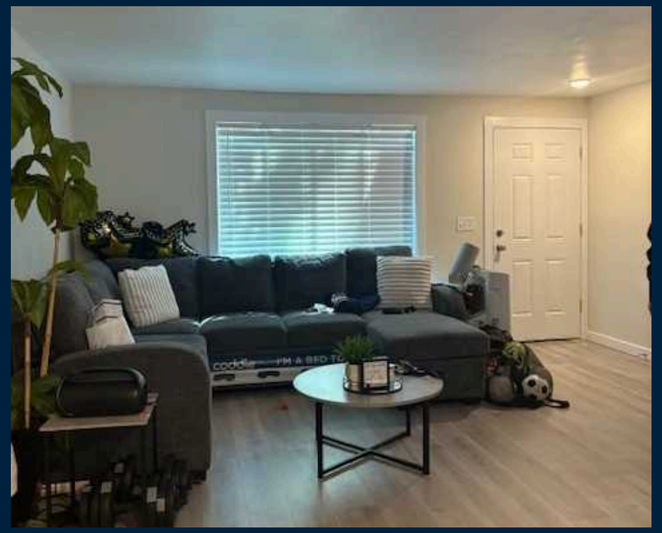
4 PLEX HIGHLIGHTS



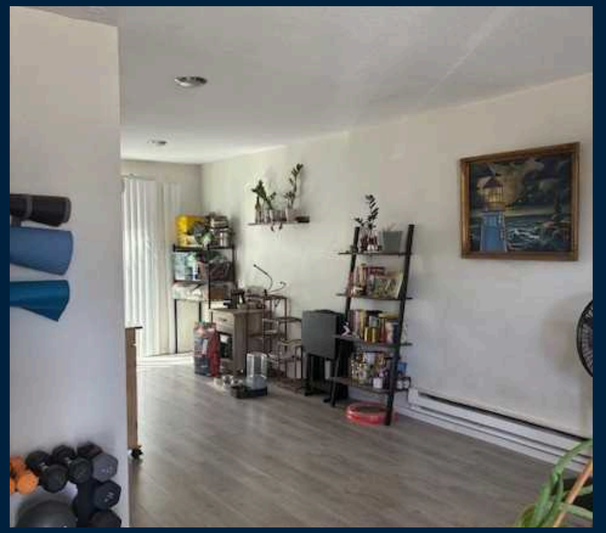
- Built in 1977 these bed - 1 bath units have been well maintained both interior and exterior.
- Located on a quite road traffic is limited yet amenities are close by.
- Workfoce is supported by Janciki Industries, United General Hospital, Sedro Woolley School District, City of Sedro Woolley and numerous professonal offices and retail.
- Each unit has the living area on the first floor and the bedrooms and laundry hookup are on the 2nd floor. 4 Plex is 313 W. Woodworth.



KITCHEN



LIVING ROOM



DINING AREA



LIVINGROOM



LAUNDRY



BATHROOM

4 PLEX PHOTOS

FINANCIALS YEAR END 2025

INCOME:

UNIT 1	$19,200
UNIT 2	$19,140
UNIT 3	$19,200
UNIT 4	$19,200
UNIT 5	$20,340
UNIT 6	$19,200
TOTAL INCOME	$116,280

EXPENSES:

UTILITIES *	$8,345
REPAIRS	$1,422
LANDSCAPING	$2,700
INSURANCE	$2,283
PROPERTY TAXES	$9,758
TOTAL EXPENSES	$24,508
NET INCOME	$91,772

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, Sedro Woolley School District, 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 | 360.421.4111



Jake Koetje

BROKER
WINDERMERE COMMERCIAL REAL ESTATE

jakekoetje@windermere.com | 360.466.8045