

\$449,900 - 3312 T Street, Vancouver

MLS® #2375043

\$449,900

0 Bedroom, 0.00 Bathroom, 1,560 sqft

Income on 0.12 Acres

Vancouver Mall, Vancouver, WA

WONDERFUL

NEIGHBORHOOD...WONDERFUL DUPLEX
AND DELIGHTFUL RENTER. Perfectly

located in quiet area next to community park.

Well maintained duplex offers 2 bed 1 bath
units with great layouts that make them feel
bigger than they are. Private feel due to the
way the duplex is situated on the lot. 4 parking
spaces available off the backside with alley
access and plenty of street parking too!

Perfect spot for someone commuting North or
South as the freeway is about 90 seconds
away. Washer/Dryer hookups in each unit.

Strong rental history of this duplex has limited
the amount of updating done to units. Long
term tenant in 1 unit. Great place to grow your
portfolio. No sign. ONE SIDE VACANT NOW

FOR EASY VIEWING....PRICE
IMPROVMENT OF 20K!



Built in 1968

Essential Information

MLS® #	2375043
List Price	\$449,900
Sale Price	\$430,000
Price Per SqFt	\$276
Bathrooms	0.00
Square Footage	1,560
Acres	0.12
Year Built	1968

Type	Income
Sub-Type	Multi Family
Status	Sold

Community Information

Address	3312 T Street
Area	1043 - City Center West
Subdivision	Vancouver Mall
City	Vancouver
County	Clark
State	WA
Zip Code	98663

Amenities

Parking Spaces	4
----------------	---

Interior

# of Stories	1
--------------	---

Exterior

Exterior Features	Wood, Wood Products
Lot Description	Alley, Curbs, Paved, Sidewalk
Foundation	Poured Concrete

School Information

District	Vancouver
Elementary	Washington Elementary
Middle	Discovery Middle
High	Hudson's Bay High

Additional Information

Days on Market	110
Cumulative Days on Market	110
Days on Website	70