



# UPDATED QUEEN ANNE DUPLEX

**\$649,000**

**42 Florentia St, Seattle, WA 98109**

This remodeled and well cared for duplex offers territorial and ship canal views and is ideally located in north Queen Anne near Seattle Pacific University, Google, Amazon, and Expedia's new home!

Each unit has 2 bedrooms, 1 bath, approx. 950 sq. ft., 2 car off street parking, private fenced yard & view deck or patio, washers, dryers, extra storage and newer hot water tank. It's perfect for a live-in owner who wants an income property or a savvy investor.

Close to parks, buses, walking, and 5 minutes from Seattle. ***Please observe tenants rights. Showings by appointment only.***



Vijya & Associates

Madison Avenue Realty, LLC





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**Features:**

- ◆ 2- 2 bed 1 bath units
- ◆ Year built: 1960
- ◆ 4 off -street parking spots
- ◆ 1830 bldg. sf.
- ◆ Ship Canal and territorial views
- ◆ Scores: Walk 75, Transit 63, Bike 72
- ◆ 2014 taxes \$4,184
- ◆ MLS # 771489

**Monthly Rents:**

Top: \$1,500    Market: \$ 1,850  
 Bottom: \$1,450    Market: \$ 1,750  
 Total: \$2,950    Total: \$ 3,600

**Yearly Rents:**

Top: \$18,000    Market: \$22,200  
 Bottom: \$17,400    Market: \$21,000  
 Total: \$35,400    Total: \$43,200

Top unit is on a lease that ends in Aug 15th. Bottom unit is month -to-month.

Showings are subject to tenant laws. Drive -by ok.

Note: tax records show units are 950sf and 880sf but units are identical. Buyer to verify.



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