

Lot: Unit: **18320 Albany St SW , Rochester 98579**



Property Sub Type: **Residential** County: **Thurston**  
 Status: **Active - 2/22/22** Beds: **2** List Price: **\$119,900**  
 Listing #: **1890704** Baths: **1.00**  
 Year Built: **1942** Fireplaces: **0**  
 DOM: **1** CDOM: **1**

Style: **10 - 1 Story** SF: **576 sf**  
 Bldg Type: **Built On Lot** SF Src: **Assessor**  
 Covd Prkg: **2** Acreage: **0.220 ac**  
 New Const: Lot Size: **9,583 sf**

School Information Area: **455**  
 Sch District: **Rochester** Cmnty: **Rochester**  
 Elementary: **Rochester Primary Sc** Project:  
 Jr. High: **Rochester Mid** Map:  
 High Schl: **Rochester High** Grid:  
 NWMLS SOC: **3.0** Pool:  
 SOC Comment:

**Room Locations**

|                 | L           | M | U |
|-----------------|-------------|---|---|
| Bedrooms:       | 0           | 2 | 0 |
| Baths (Full):   | 0           | 1 | 0 |
| Baths (3/4)     | 0           | 0 | 0 |
| Baths (1/2)     | 0           | 0 | 0 |
| Fireplace:      |             |   |   |
| Primary Bedroom | <b>Main</b> |   |   |
| Living Room     | <b>Main</b> |   |   |
| Kit w/o Eat Spc | <b>Main</b> |   |   |

**Property Details**

Other Rooms:  
 Heating/Cooling: **Stove/Free Standing**  
 Energy Source: **Electric, Wood**  
 Terms: **Cash Out, Owner Financing**  
 Exterior: **Wood**  
 Roof Type: **Composition**  
 Cats/Dogs:  
 Water: **Public**  
 Sewer: **Septic**  
 Floor Covering: **Vinyl, Wall to Wall Carpet**  
 Appliances: **Dishwasher, Stove/Range**  
 View:  
 Basement: **None**  
 Architecture:  
 Water Heater:  
 Leased Equip:  
 Bus Line Nearby: **Yes** Bus Route: **Route 3**

Built Green: HERS Score: EPS Score: LEED:  
 NWMLS Cert: Cnstrct Mthds:

Tax Year: **2022** Ann Taxes: **\$1,116** Snr Exempt: **No** HOA Dues: Mntly Rent: **\$500** First Refusal: **No**

Directions: **I-5 Exit 88 Hwy 12 west to Rochester, Left on Albany to property on the Left.**

Interior Features:

Site Features: **Fenced-Partially, Patio, Shop**

Marketing Remarks: **Investment opportunity! 0.22 acre lot in the heart of Rochester with small fixer home that is livable, and a detached shop/garage. This property has a lot of future potential. Zoned RCC for mixed light office/retail/commercial and residential use. So many possible uses for this property, including various types of retail, office, restaurant, service station, car wash, laundry, feed and garden supply, automotive sales and service, mini-storage, club, church, etc. This property will not qualify for residential financing. Appointment required, please do not disturb the tenant.**

Offers: **Seller will review offers on Offer Review Date (may review/accept sooner) - 3/1/2022**