



# 124 Calgary Avenue Penticton British Columbia

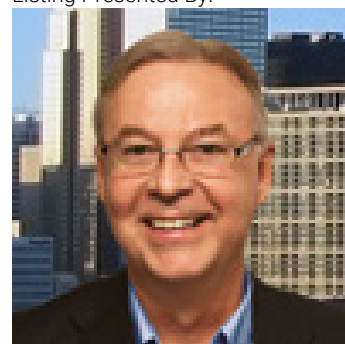
\$1,399,000

Investment opportunity in central PENTICTON! This 2018-built FOUR-PLEX, comprising two full duplexes with legal suites, offers two 2-bed/2-bath units and two 1-bed/1-bath units, each with in-suite laundry and separate metering. Featuring quality construction with modern layouts, custom cabinetry, and energy-efficient heat pump systems, this property is centrally located near Safeway, Starbucks, Shoppers Drug Mart, and BC Liquor Stores, with designated parking. With Penticton's low vacancy rates, expect a solid CAP rate. Whether investing solo, with partners or considering living in one unit while renting out the others, this opportunity is yours to seize. Potential to generate gross monthly rents exceeding \$7,000.00. (id:6769)

3pc Ensuite bath 5'5" x 6'3"  
Primary Bedroom 13'4" x 9'7"  
3pc Bathroom 9'7" x 4'11"  
Bedroom 11'6" x 9'1"  
Laundry room 5'5" x 3'  
Dining room 8'3" x 9'11"  
Living room 12'10" x 9'11"  
Kitchen 21'2" x 9'1"  
3pc Bathroom 9'7" x 5'  
Bedroom 11'4" x 9'5"

Dining room 7'8" x 13'9"  
Living room 11'4" x 9'5"  
Kitchen 19' x 5'4"  
3pc Ensuite bath 5'5" x 5'10"  
Primary Bedroom 13'2" x 9'7"  
3pc Bathroom 9'7" x 5'  
Bedroom 11'4" x 9'1"  
Living room 21'1" x 13'9"  
Kitchen 21'1" x 5'4"

Listing Presented By:



Originally Listed by:  
Royal LePage Northstar Realty (S. Surrey)

<https://jaredgibbons.ca/>

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