



3185 VIA CENTRALE Other 101 Kelowna British Columbia

\$399,900

Attention Investors! Rare income-producing opportunity at #101 Borgata Lodge! This unique ground-floor 2-in-1 condo offers direct walk-out access to the Okanagan Golf Club's Bear and Quail courses, attracting golfers and vacationers in the summer and UBCO students during the academic year. Configured as two self-contained bachelor-style suites (101A & 101B), each features its own entrance, patio, bathroom, and fireplace. Suite 101A includes a full kitchen, while 101B offers a kitchenette and in-suite laundry. Sold fully furnished with newer vinyl plank flooring and updated furnishings, this is a true turnkey investment. One of the few Kelowna properties with a rare strata hotel designation, Borgata Lodge continues to permit short-term rentals despite provincial restrictions. Ideally located just minutes from UBC Okanagan, Kelowna International Airport, shopping, restaurants, and championship golf, the property enjoys consistent year-round occupancy. Generating approximately \$37,000 in annual revenue, with gas included in the strata fees, plus secure underground parking and a private storage locker, this is a proven cash-flowing asset in one of the Okanagan's most desirable investment locations. Price + GST. Book your showing today! (id:6769)

Bedroom 10'6" x 5'

Laundry room 3' x 7'3"

Full ensuite bathroom 5' x 10'3"

Full bathroom 9' x 7'

Primary Bedroom 19'8" x 12'6"

Kitchen 8' x 8'6"

Living room 19'4" x 12'6"

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

<https://wendy-desrosiers.c21.ca/>



Royal

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