



# 1604 45 Street Vernon British Columbia

\$899,900

4-Plex Investment Property in Vernon's Growing Core A great opportunity to invest in one of Vernon's up-and-coming neighbourhoods. This 0.35-acre property features a well-maintained 4-plex with over 4,600 sq. ft. of total space. Each suite offers 2 spacious bedrooms, a full bathroom, and in-unit laundry/storage, all accessed through a shared central hallway. Two units have been recently renovated, and both upper suites feature new decks. There's plenty of parking at the rear and on the street. Current rents are significantly under market--three units are over \$700 below potential--offering strong upside. Total monthly rent is \$4,820, with tenants paying hydro. Located close to schools, amenities, and downtown Vernon, this is a solid buy-and-hold with future growth potential in both rental income and property value. (id:6769)

Full bathroom Measurements not available

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Bedroom 11'4" x 9'8"

Primary Bedroom 12'4" x 11'4"

Laundry room 7'6" x 7'

Kitchen 9'2" x 8'6"

Dining room 8'6" x 8'6"

Living room 18' x 15'

Bedroom 11'4" x 9'8"

Primary Bedroom 12'4" x 11'4"

Laundry room 7'6" x 7'

Kitchen 9'2" x 8'6"

Dining room 8'6" x 8'6"

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Listing Presented By:



Originally Listed by:

Coldwell Banker Executives Realty



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca

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