



# 1635-1637 Findlay Road Kelowna British Columbia

\$1,299,000

Available, CAP Rate potential of 8%! Welcome to 1635-1637 Findlay Road, a rare FULL Duplex opportunity offering exceptional flexibility for homeowners, investors, and developers alike. Situated on a large 0.36-acre corner lot in a convenient Kelowna location, this renovated property is close to schools, shopping, UBCO, a popular local pub, and Kelowna International Airport. This full two-story duplex features main living areas on the upper floors, with separate rear entrances to fully self-contained in-law suites on the lower levels. In total, the property offers an impressive 10 bedrooms and 6 full bathrooms, making it ideal for multi-generational living or strong rental income potential. Each side of the duplex includes a 3-bedroom, 2-bathroom main home plus an additional 2-bedroom in-law suite on the lower level. New windows, soffits, flooring, kitchens, cabinetry, bathrooms, exterior stucco paint, plumbing system, and updated downstairs electrical systems. The lower suites have also been newly constructed, creating modern and functional living spaces throughout. Currently generating stable rental income, this property offers excellent holding value with future upside potential. Whether you are looking to live in one side and rent the other, expand your investment portfolio, or explore redevelopment opportunities, this is a unique opportunity in a rapidly growing area of Kelowna. Measurements are approximate and should be verified if deemed important. (id:6769)

- Bedroom 11' x 10'
- Bedroom 9' x 10'
- Full bathroom 10' x 7'
- Full bathroom 10' x 8'
- Primary Bedroom 11' x 10'
- Primary Bedroom 14' x 12'
- Living room 14' x 19'
- Living room 11' x 9'
- Bedroom 10' x 9'
- Bedroom 10' x 11'
- Bedroom 10' x 11'
- Living room 10' x 11'
- Living room 10' x 11'
- 4pc Bathroom 9' x 5'
- 4pc Bathroom 9' x 5'
- Bedroom 11' x 10'

Listing Presented By:  


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 Oakwyn Realty Okanagan-Letnick Estates

<https://bc-real-estate.com/>



Royal

**LePage**  
 #4002 - 2271 Harvey Ave ,  
 Kelowna, BC,  
 Phone: (250) 860-1100  
 lorneayers@royallepage.ca

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Kitchen 10' x 15'

Bedroom 10' x 11'

Kitchen 10' x 15'