



# 1636 TRANQUILLE Road Kamloops British Columbia

\$674,900

CALLING ALL INVESTORS! This income-producing property offers strong rental potential with established long-term tenants already in place. Currently generating \$2,250/month from the upper level and \$2,400/month from the lower level, for a combined rental income of \$4,650/month or \$55,800 annually. An excellent opportunity for investors looking to add a solid rental property to their portfolio, or for buyers looking to offset their mortgage with substantial rental income. The property also offers plenty of additional storage with two large sheds, including a rear shed measuring approximately 9'11" x 17'1" and a front shed measuring approximately 20'1" x 13'1". Conveniently located close to schools, shopping, groceries, gyms, restaurants, transit and everyday amenities, making this an attractive and accessible location for tenants. With established rental income, long-term tenants already in place and excellent storage, this property offers flexibility whether you're looking to expand your investment portfolio or take advantage of the income potential for years to come. Call today for a showing! (id:6769)

Full bathroom Measurements not available

Mud room 14'4" x 7'7"

Den 14'4" x 7'7"

Bedroom 14'4" x 8'6"

Primary Bedroom 14'4" x 8'6"

Living room 9'10" x 14'6"

Dining room 10'1" x 9'6"

Kitchen 9'11" x 11'7"

Full bathroom Measurements not available

Bedroom 11'11" x 9'7"

Bedroom 11'11" x 8'11"

Primary Bedroom 11'5" x 15'4"

Living room 17'0" x 13'8"

Kitchen 13'4" x 16'8"

Listing Presented By:



Originally Listed by:  
Stonehaus Realty Corp



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