



1820/1822 Gellrich Avenue Kamloops British Columbia

\$769,900

Attention investors looking for an excellent/rare investment property and/or buyers looking to live on one side while the other side pays most of their mortgage! This side-by-side duplex boasts 8 bedrooms & 4 bathrooms with over 4,000 sq ft of total living space, 2 garages, a basement suite (on the 1820 side), and sits on a massive 13,154 sq ft lot with R2 zoning, perfect for redevelopment! The 1822 side boasts vaulted ceilings in the spacious living room, a large kitchen & dining area, an oversized 1-car garage, 4 bedrooms & 2 bathrooms, a laundry & utility room, large sun deck, tons of parking, and a huge fenced yard. The 1820 upper suite features high vaulted ceilings in the living room, a spacious kitchen & dining area, 2 bedrooms & 1 bathroom, access to its own 1-car garage, and a laundry room shared with the 1820 lower suite. The 1820 lower suite offers 2 generously sized bedrooms, a 4pc bathroom, a functional kitchen, and a large living room. Both sides have their own hot water tanks, furnaces, and central A/C, as well as separate 100-amp electrical panels. Other features and recent updates include: new roof (2024), some newer windows, electrical, central A/C, paint & flooring, lighting, new washers/dryers, HWT, some plumbing, and much more! This truly is a rare opportunity for an incredible investment with redevelopment potential or for someone looking for a massive mortgage helper on one side. Contac listing agent for floor plans and more info or to book a viewing! (id:6769)

Bedroom 10'10" x 9'6"

Primary Bedroom 14'6" x 11'7"

Full bathroom Measurements not available

Dining room 9'11" x 15'0"

Kitchen 11'11" x 9'10"

Living room 20'8" x 13'3"

Bedroom 11'6" x 9'5"

Primary Bedroom 15'8" x 11'3"

Kitchen 8'11" x 11'3"

Living room 20'8" x 13'3"

Laundry room 4'6" x 6'0"

3pc Bathroom Measurements not available

Utility room 22'9" x 9'6"

Bedroom 13'9" x 11'7"

Bedroom 20'6" x 11'7"

Laundry room

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4pc Bathroom Measurements not available

Utility room 4'6" x 6'0"

Dining room 10'4" x 16'9"