



3185 Via Centrale Drive 201 Kelowna British Columbia

\$449,000

Exceptional Investment Opportunity at Borgata Lodge This large corner unit at Borgata Lodge benefits from its licensed Strata Hotel Accommodations designation, allowing for short-term rentals through a professionally managed proper front desk Ideally located just minutes from UBCO's main campus and nearby shopping centre The largest unit of this type at Borgata Lodge, overlooks the beautiful Okanagan Golf Club, and El's lake pond. The clubhouse, golf academy and restaurant just a 3-minute walk. Perfect for seasonal use--rent to students, faculty or business individuals during the academic year, then transition to short-term vacation rentals in the summer. The Lodge manages all aspects of property operations, including bookings, housekeeping, and guest check-in/out, making this an effortless, hands-off investment. It offers excellent year-round rental potential. The unit features a flexible layout with two separate rentable adjoining studio suites or the option to use it as one full suite. Owners also have the option to live in one side and rent out the other as a mortgage helper. Each side includes its own gas fireplace and private deck each with a storage locker The unit comes fully furnished and includes in-suite laundry for added convenience. Natural Gas is included in the strata fees, helping to reduce heating costs--especially with fireplaces on both sides. One reserved underground parking stall is included. Please note: no pets permitted. (id:6769)

Bedroom 11'1" x 11'9"

Storage 6'3" x 3'2"

Storage 3'7" x 8'9"

Primary Bedroom 11'1" x 11'9"

Full bathroom 10'8" x 4'11"

Full bathroom 8'11" x 6'3"

Living room 13'2" x 13'8"

Kitchen 8'5" x 7'6"

Listing Presented By:



Originally Listed by:

Realty One Real Estate Ltd



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.