



## 2688 NORWOOD Street Prince George British Columbia

\$429,900

Opportunity Knocks! This well-maintained three-unit home offers excellent potential for investors or first-time buyers. All units are rented, providing immediate cash flow with \$46,800 annual rental income, \$6,820 in expenses (insurance - \$2,678, city taxes - \$4,141), and net income of \$39,980. The upper unit features three bedrooms, two bathrooms, and private laundry. The ground-entry basement includes two one-bedroom (unauthorized) suites, each with separate entrances and laundry. Major updates include roof (2020), furnace (2021), and HWT (2021). Located onto green space for added privacy. This is a strong income property you don't want to miss! Lot size measurements is taken from tax assessment & all measurements are approx. & to be verified by buyer if deemed important. (id:6769)

Living room 15 ft,9 in X 13 ft,3 in

Dining room 12 ft,9 in X 9 ft,9 in

Kitchen 12 ft,9 in X 10 ft,9 in

Primary Bedroom 12 ft,7 in X 11 ft,2 in

Bedroom 2 11 ft,7 in X 9 ft

Bedroom 3 9 ft,9 in X 9 ft,5 in

Living room 13 ft,9 in X 12 ft,9 in

Kitchen 9 ft,5 in X 8 ft,9 in

Bedroom 4 9 ft,5 in X 8 ft,2 in

Kitchen 13 ft,9 in X 10 ft,7 in

Foyer 8 ft,4 in X 6 ft,5 in

Listing Presented By:



Originally Listed by:

Royal LePage Aspire Realty

<http://www.princegeorgerealestateandforeclosures.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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