



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 are 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:



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Royal LePage Aspire Realty

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