



4018 Pleasant Valley Road Vernon British Columbia

\$1,149,000

INVESTMENT OPPORTUNITY | 4 RENTAL UNITS | APPROX. 7.65% PROJECTED CAP RATE. A compelling income-producing opportunity in central Vernon offering four self-contained 2-bedroom rental units and multiple income streams. Three units are currently tenanted, with the fourth currently available for rent. Offering 8 bedrooms, 4 bathrooms and approximately 3,625 sq. ft. of finished living space, with private entrances, in-suite laundry and ample off-street parking. Seller reports \$100,000+ invested in renovations and improvements during 2024-2025. Conveniently located near shopping, schools, parks, recreation and transit. An attractive opportunity for investors seeking an improved multi-unit rental property with strong income potential. Rent roll, financial information, floor plans and virtual tours available upon request. (id:6769)

Living room 19' x 11'2"
 Bedroom 13'3" x 9'
 Bedroom 15'9" x 9'7"
 Bedroom 13'3" x 9'
 Bedroom 18'6" x 9'9"
 Full bathroom 7' x 5'8"
 Full bathroom 9'4" x 7'3"
 Kitchen 18'8" x 11'7"
 Kitchen 17'1" x 11'7"
 Living room 12'9" x 11'

Living room 18'10" x 11'1"
 Bedroom 13' x 10'
 Bedroom 13'5" x 11'4"
 Bedroom 13'0" x 10'0"
 Primary Bedroom 13'5" x 11'4"
 4pc Bathroom 7'2" x 6'4"
 4pc Bathroom 7'2" x 6"
 Kitchen 15'1" x 10'
 Kitchen 15'1" x 10'0"

Listing Presented By:



Originally Listed by:
 Oakwyn Realty Okanagan-Letnick
 Estates

<https://zonasoldit.com/>



Royal

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