



490 7th Avenue Kamloops British Columbia

\$3,499,000

Well Located Residential Apartment buildings are rare offerings and this one is comprised of 14 spacious one bedroom units located in a very desirable area of South Kamloops. Substantial upgrades were completed to the building in 2022/2023 as follows: New torch on roof in 2021, New In-suite laundry in all suites, New bathrooms in all suites, 11/14 units have new kitchens, New high efficiency windows and sliding glass doors, New hot water tanks, New stainless steel and kitchen appliances in 90% of the apartments, New laundry units in every apartment, New flooring in 90% of apartments with plenty of durable ceramic tile, New electrical panels in every apartment, and new individual tenant storage lockers were installed in the basement. A unique feature to this building is that it was constructed with concrete between floors, leading to improved fire separation and less noise between units and concrete balconies. Tenants pay their own utilities. Baseboard electric heat throughout, with electric hot water tanks in each apartment. Information/financial package available to qualified buyers. (id:6769)

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