



569 FORTUNE Drive Kamloops British Columbia

\$599,000

INVESTOR ALERT! \$4,500/MONTH MARKET RENT POTENTIAL! Exceptional cash-flow opportunity on a prime corner lot with future development potential. The property may offer subdivision potential, subject to City of Kamloops approval, making it an attractive option for investors looking for both immediate rental income and long-term upside. The main floor features a spacious living room, bright kitchen and dining area, separate laundry, a full bathroom, and three bedrooms, including a primary suite with its own ensuite. The self-contained lower-level suite offers a private entrance, separate laundry, full kitchen, large living area, full bathroom, and an oversized bedroom, ideal for maximizing rental revenue. Estimated market rental income of approximately \$4,500 per month. Conveniently located near schools, shopping, transit, and other amenities. Recent updates include newer appliances, a newer roof, and a new hot water tank. A rare opportunity to own an income-producing property with potential future redevelopment possibilities. Buyers should verify subdivision and development potential with the City of Kamloops. (id:6769)

Foyer 4'10" x 12'0"

Kitchen 12'0" x 9'0"

Laundry room 5'4" x 6'0"

Bedroom 13'0" x 9'4"

Living room 12'0" x 11'0"

Kitchen 12'0" x 7'6"

Laundry room 7'0" x 5'8"

Primary Bedroom 12'7" x 11'10"

Bedroom 10'3" x 11'9"

Bedroom 10'6" x 11'9"

Dining room 8'0" x 10'0"

Living room 15'0" x 17'0"

2pc Ensuite bath Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
REMAX Kamloops



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.