



# 809 Main Street Okanagan Falls British Columbia

\$785,000

Investor alert in the heart of Okanagan Falls! Just 1.5 blocks to Skaha Lake and its beautiful beaches, this well-maintained 2340 sqft home with a legal suite offers excellent revenue potential and lifestyle appeal. The upper level features 1230 sqft with 3 bedrooms, 2 bathrooms, its own laundry, and a bright, functional layout, plus additional storage downstairs. The lower 1110sqft level includes an approximately 850 sqft 2-bedroom suite with separate entrance and its own laundry--perfect for mortgage helper or full rental income. Extensively renovated in 2021, the home showcases durable vinyl plank flooring and modern updates throughout. Comfort is covered with a ductless heat pump providing efficient heating and cooling upstairs, while the lower level is serviced by electric baseboards. The property is currently generating \$4,050/month in rental income, with an estimated net income of approximately \$23,000 annually after expenses. Outside, enjoy a private yard complete with a hot tub, cherry tree, and included lawn tractor. Additional highlights include 200 amp service and a prime walkable location close to amenities, parks, and the lake. A solid investment or ideal opportunity for multi-generational living in a sought-after South Okanagan community! (id:6769)

Storage 13' x 17'

Storage 9'3" x 13'1"

Recreation room 13'9" x 18'1"

Laundry room 12'7" x 12'2"

Kitchen 7'7" x 10'2"

Bedroom 9'11" x 7'10"

Bedroom 12'11" x 9'9"

Full bathroom Measurements not available

Primary Bedroom 11'1" x 11'4"

Living room 13'5" x 20'1"

Kitchen 13'3" x 13'10"

Dining room 9'11" x 9'6"

Bedroom 11'1" x 10'1"

Full bathroom Measurements not available

Full bathroom Measurements not available

Listing Presented By:



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