



# 113 HIGHWAY 97 South West BC

\$495,000

Investor Alert this property is bringing in \$4000 per month. 1-year lease for tenants upstairs and down, and a 3-year lease for the shop in the back! Sit back relax and collect your money. On the main level, you have 2 bedrooms and 1 full 5-piece bathroom, a nicely updated kitchen with a gas stove, tile backsplash, and shaker-style cabinetry. The radiant heat boiler is a 5-year-old high-efficiency unit. Laundry in the upstairs suite has been relocated to a different area upstairs. The basement has a separate entry for the brand-new suite downstairs. Soundproofing insulation in the ceiling, pot lights throughout, and a separate thermostat for the radiant heat. Each unit has its own laundry, 200 amp electrical to the house, 100 for down. You will enjoy the covered deck that overlooks the backyard. Short walk to everything you need downtown. Minimum 24 hours notice for showings

4pc Bathroom  
 4pc Bathroom  
 Living 13\5x13\3  
 Living 18x49\3  
 Kitchen 8\4x9\9  
 Kitchen 21\7x15

Bedroom 12\1x9\10  
 Bedroom 11x12  
 Bedroom 11\8x11\1  
 Bedroom 11x12\4  
 Entrance 4\5x5  
 Dining 10\5x8\2

Listing Presented By:



Originally Listed by:  
 EXP REALTY

tnrhomes@gmail.com  
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**Lepage Kamloops Realty**

322 Seymour St , Kamloops, BC,

Phone: 250.819.3324  
 mikeshannon@royallepage.ca