



1345 HAMILTON STREET Kamloops BC

\$625,000

This North Kamloops home is ideal for the handy homeowner. The home features an attached workshop/flex space as well as a detached workshop and garden shed. There is also ample room to park multiple vehicles, a camper and/or a boat. The basement suite is large, with amazing tenants and the rent potential makes for an enticing cap rate to potential investors. Both the main level and the suite have seen some renovations, featuring updated windows, bathrooms and paint. The main level has stainless steel appliances, a beautiful stone feature wall and covered sundeck. The main floor is vacant with the suite rented out so the property is ready for a buyer to move in and start collecting rent right away. The rear yard is private and low maintenance. The location of this home is amazing, just seconds away from school, shopping and riverside walking trails. Contact the listing agent today to schedule your private viewing.

4pc Bathroom
4pc Bathroom
2pc Bathroom
Kitchen 12x10
Kitchen 10x12
Dining 11x7
Dining 10x8
Living 9x8

Living 14x18
Bedroom 13x8
Bedroom 12x9
Mast BR 13x13
Entrance 7x6
Bedroom 13x11
Workshop 18x11
Other 7x9

Listing Presented By:



Originally Listed by:
ROYAL LEPAGE WESTWIN RLTY.

JELLIOTT@KADREA.COM
Null



Royal

Lepage Kamloops Realty

322 Seymour St , Kamloops, BC,

Phone: 250.819.3324
mikeshannon@royallepage.ca