

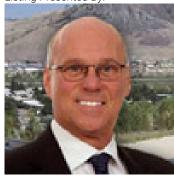
1345 HAMILTON STREET Kamloops BC

\$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	Living 14x18
4pc Bathroom	Bedroom 13x8
2pc Bathroom	Bedroom 12x9
Kitchen 12x10	Mast BR 13x13
Kitchen 10x12	Entrance 7x6
Dining 11x7	Bedroom 13x11
Dining 10x8	Workshop 18x11
Living 9x8	Other 7x9

Listing Presented By:



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