



2198 CLARKE AVE South West BC

\$649,000

Rarely available FULL DUPLEX! Investors, House Hackers and Handy Men take note. 3 bedrooms 2 bathrooms a side, 90s build, central location, long term tenants. Each unit has a large fenced back yard and carport with additional storage space. You are a short walk to Central Elementary school, downtown amenities, parks and trails. Side A pays \$900 + utilities, Side B pays \$850 + utilities. Market rents in Merritt for similar units are typically double that amount. Great opportunity for those that can see the forest for the trees. Bring your work boots and ideas. Tenanted property so 24-48 hrs notice required. Measurements given for one side. Contact Listing Agent for more into.

2pc Bathroom

4pc Bathroom

Kitchen 13x18\\'4

Living 15\\'2x21

Storage 8x12

Bedroom 11\\'7x11\\'10

Bedroom 9\\'2x9\\'2

Bedroom 9\\'2x15\\'4

Listing Presented By:



Originally Listed by:
CENTURY 21 MOVING R.E. BC LTD

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