



## 2437 CLAPPERTON AVE South West BC

\$199,900

Simple living, small investment or ideal building lot ready and waiting for your ideas. This modest modular on its own lot with R2 zoning has up to 3 bedrooms with some space for gardening and lane access in the back. Could be a nice front/back duplex if you have the eyes to build or anything else that City of Merritt R2 zoning allows. Central location, walking distance to downtown and shopping. Property is currently tenanted for \$950 per month with a good tenant in place, so 24 hrs notice is required.

4pc Bathroom

Living 10\9x9\4

Kitchen 9\10x9\4

Bedroom 10x8\6

Bedroom 9\3x7\1

Bedroom 7x6\8

Entrance 12\6x7\4

Listing Presented By:



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

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