



720 DOMINION STREET Kamloops BC

\$599,000

INVESTOR alert! Rare opportunity to potentially add an extra rental income revenue by building a garden suite in this downtown rental property on a 6000 sqft lot, close to all amenities including school. Development Permit is already in place for a garden suite (approx. 800 sqft). The two suites on both sides of the property are currently rented out. Front side is a 1 bedroom unit and the back is a 2 bedroom unit. Convenient alley access with additional parking in the back. Both units have an open floor plan with a modern interior color scheme. Tons of upgrades throughout, not to limited to electrical upgrade to 200amp, flooring, lighting fixtures, insulation, & tastefully redone kitchen with exhaust fan/bathroom upgrades. Please allow a 24-hour notice for showings regarding tenants. Pictures taken before tenants moved in. Contact LB for more details about the development permit.

4pc Bathroom
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 Living 13x11\5
 Living 13x11\7
 Kitchen 13x12

Kitchen 10x15
 Bedroom 11\7x9\5
 Bedroom 9\8x7
 Bedroom 11\3x8\3
 Laundry 9x8\9

Listing Presented By:



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