



# 4018 Pleasant Valley Road Vernon British Columbia

\$1,149,000

INVESTMENT OPPORTUNITY | 4 RENTAL UNITS | APPROX. 7.65% PROJECTED CAP RATE. A compelling income-producing opportunity in central Vernon offering four self-contained 2-bedroom rental units and multiple income streams. Three units are currently tenanted, with the fourth currently available for rent. Offering 8 bedrooms, 4 bathrooms and approximately 3,625 sq. ft. of finished living space, with private entrances, in-suite laundry and ample off-street parking. Seller reports \$100,000+ invested in renovations and improvements during 2024-2025. Conveniently located near shopping, schools, parks, recreation and transit. An attractive opportunity for investors seeking an improved multi-unit rental property with strong income potential. Rent roll, financial information, floor plans and virtual tours available upon request. (id:6769)

Living room 19' x 11'2"

Bedroom 13'3" x 9'

Bedroom 15'9" x 9'7"

Bedroom 13'3" x 9'

Bedroom 18'6" x 9'9"

Full bathroom 7' x 5'8"

Full bathroom 9'4" x 7'3"

Kitchen 18'8" x 11'7"

Kitchen 17'1" x 11'7"

Living room 12'9" x 11'

Living room 18'10" x 11'1"

Bedroom 13' x 10'

Bedroom 13'5" x 11'4"

Bedroom 13'0" x 10'0"

Primary Bedroom 13'5" x 11'4"

4pc Bathroom 7'2" x 6'4"

4pc Bathroom 7'2" x 6"

Kitchen 15'1" x 10'

Kitchen 15'1" x 10'0"

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Okanagan-Letnick  
Estates

<https://zonasoldit.com/>

**RE/MAX Kelowna**

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