



## 410 Holbrook Road Kelowna British Columbia

\$1,600,000

Opportunities like this don't come up often--especially not in this condition. Set in the heart of Rutland, this well-maintained four-plex is tailor-made for investors and developers looking for solid income today and big upside tomorrow. The property not only has development potential but also has a significant rental uptake potential. The property currently sits at 4.34% cap rate generating over \$98,000 annually currently. With MF2 zoning allowing for future redevelopment potential (up to 7-8 townhomes), this 0.40-acre property is as strategic as it is smart. This fully tenanted property is ideal for holding while you plan your next move. Each of the four units is set up as a 2 storey townhome with 3 bedrooms and 1.5 bathrooms. Each unit their own outdoor space, parking, and dedicated storage. The condition is clean, functional, and tenant-friendly, making it easy to keep full and cash flowing. Located steps from transit, shops, restaurants, and schools, this is a high-demand rental pocket with long-term development value. Rarely do four-plexes in this shape hit the market--especially with zoning this favorable. (id:6769)

3pc Bathroom 6'7" x 8'1"

Primary Bedroom 11'2" x 11'9"

Bedroom 12'2" x 9'8"

Bedroom 8'7" x 8'8"

Other 5'1" x 11'5"

3pc Bathroom 7'2" x 8'3"

Primary Bedroom 11'4" x 11'10"

Bedroom 9'11" x 12'5"

Bedroom 8'7" x 8'9"

Other 5'2" x 8'0"

Other 7'2" x 4'3"

3pc Bathroom 7'2" x 7'11"

Bedroom 10'11" x 11'7"

Primary Bedroom 9'9" x 12'3"

Bedroom 8'3" x 8'9"

Other 8'3" x 10'3"

Other 5'1" x 11'5"

Bedroom 8'7" x 8'8"

Bedroom 12'2" x 9'8"

Listing Presented By:



Originally Listed by:  
Vantage West Realty Inc.

**RE/MAX** Kelowna

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