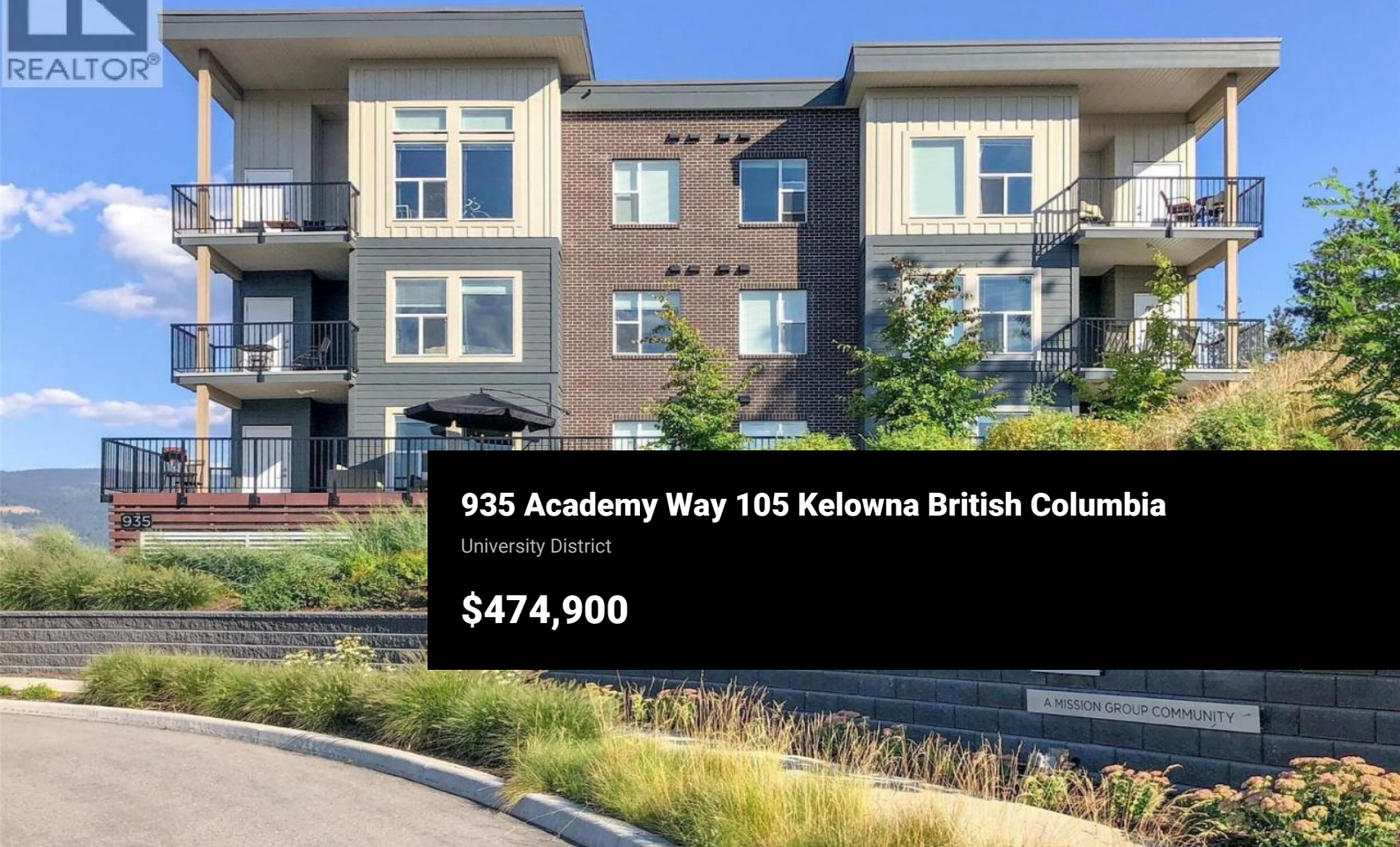


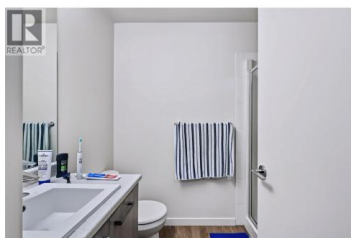


935 Academy Way 105 Kelowna British Columbia

University District

\$474,900

A MISSION GROUP COMMUNITY



Three bedrooms, three bathrooms, and a location that keeps renters coming. This 870 square foot condo at U ONE on Academy Way is less than a 10 minute walk from UBCO, in a rental pocket that keeps proving its strength. Even as Kelowna has added plenty of new rental apartment inventory in recent years, the University District has held onto high rents and low vacancy. That's the kind of demand investors like to see. The layout works beautifully for shared living: two bedrooms have private 3-pcs ensuites, and the third has a full 3-pcs path just across the hall. Add in-suite laundry, luxury vinyl plank flooring and a north-facing patio, plus one underground parking stall. Built in 2015, the building is well maintained, with a composite board exterior and brick accents. The suite shows some wear, which gives a new owner the chance to freshen it up over time and add value. Currently tenanted on a fixed term through the school year, it's an income-producing hold from day one. Investors, this is a straightforward addition to a portfolio. Parents, this is a chance to secure a home for your student for next year, without the scramble. Typically near zero vacancy in the area, a solid cap rate and potential for strong cash-on-cash yield. Typically near zero vacancy in the area, a solid cap rate and potential for strong cash-on-cash yield. Google search University District Kelowna to lea...



RE/MAX Kelowna
100-1553 Harvey Avenue
Kelowna, BC,
Canada

Joshua Elliott

RE/MAX Kelowna

Phone: (250) 212-2732

