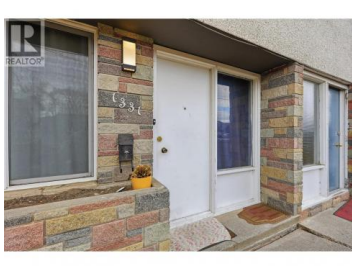




1331 Selkirk Avenue Kamloops British Columbia

Brocklehurst

\$999,999



1331 Selkirk presents a rare opportunity to secure a legal fourplex with strong cash flow and upside potential. Offered at \$999,999, this property generates approximately \$110,000 in gross rents and nets around \$94,000 annually—positioning it near a compelling 9% cap rate. The building has seen consistent care over the years, including a new roof (2025) and updated electrical and plumbing systems. Furnaces and hot water tanks have also been upgraded (dates to be confirmed). While not extensively renovated, the property has benefited from ongoing maintenance and practical improvements, offering a solid, low-risk investment with room to add value over time. Each unit is spacious, featuring 3 bedrooms up with additional basement space. 1331 and 1333 include basement bathrooms, while 1335 and 1337 offer finished basements without bathrooms down. All existing bathrooms are full. With strong in-place income, proven upgrades, and future upside, this is an excellent opportunity for investors seeking stability and long-term growth. Sqft on listing represents Unit 1331 only, all meas are approx and buyer to confirm if important. (id:6769)

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