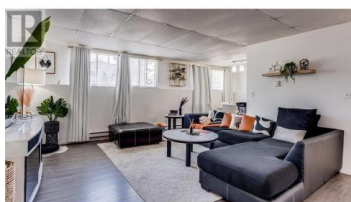


1604 45 Street Vernon British Columbia

South Vernon

\$950,000



4-Plex Investment Property in Vernon's Growing Core A great opportunity to invest in one of Vernon's up-and-coming neighbourhoods. This 0.35-acre property features a well-maintained 4-plex with over 4,600 sq. ft. of total space. Each suite offers 2 spacious bedrooms, a full bathroom, and in-unit laundry/storage, all accessed through a shared central hallway. Two units have been recently renovated, and both upper suites feature new decks. There's plenty of parking at the rear and on the street. Current rents are significantly under market—three units are over \$700 below potential—offering strong upside. Total monthly rent is \$4,820, with tenants paying hydro. Located close to schools, amenities, and downtown Vernon, this is a solid buy-and-hold with future growth potential in both rental income and property value. (id:6769)

Dan English

Coldwell Banker Executives Realty

Phone: (250) 550-6583



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