



## 1736 Happyvale Avenue Kamloops British Columbia

Brocklehurst

**\$729,900**



Subdivision potential! City has indicated that this lot meets all of the minimum requirements to create a new lot up front. Please confirm with the city. Main floor tenant has lots of stuff, so I've included photos of the main floor rooms empty. Large Brock lot with an updated rancher with in-law 1 bedroom/studio basement suite home. Plenty of updates completed over the years on this home. Updates include vinyl windows, newer natural gas fireplace, updated kitchen, hot water tank 2019, high efficiency furnace 2009, roof 2007, fully updated in-law suite. Main floor tenant pays \$2600 a month and 70% of the utilities and the downstairs tenant pays \$1400 a month, and 30% of the utilities. Quiet location is a just short walk to the river or the Brock shopping center. Tenants require a minimum of 24 hours notice for all showings. All measurements approximate. (id:6769)



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