



1820/1822 Gellrich Avenue Kamloops British Columbia

Brocklehurst

\$769,900



Attention investors looking for an excellent/rare investment property and/or buyers looking to live on one side while the other side pays most of their mortgage! This side-by-side duplex boasts 8 bedrooms & 4 bathrooms with over 4,000 sq ft of total living space, 2 garages, a basement suite (on the 1820 side), and sits on a massive 13,154 sq ft lot with R2 zoning, perfect for redevelopment! The 1822 side boasts vaulted ceilings in the spacious living room, a large kitchen & dining area, an oversized 1-car garage, 4 bedrooms & 2 bathrooms, a laundry & utility room, large sun deck, tons of parking, and a huge fenced yard. The 1820 upper suite features high vaulted ceilings in the living room, a spacious kitchen & dining area, 2 bedrooms & 1 bathroom, access to its own 1-car garage, and a laundry room shared with the 1820 lower suite. The 1820 lower suite offers 2 generously sized bedrooms, a 4pc bathroom, a functional kitchen, and a large living room. Both sides have their own hot water tanks, furnaces, and central A/C, as well as separate 100-amp electrical panels. Other features and recent updates include: new roof (2024), some newer windows, electrical, central A/C, paint & flooring, lighting, new washers/dryers, HWT, some plumbing, and much more! This truly is a rare opportunity for an incredible investment with redevelopment potential or for someone looking for a massive ...



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