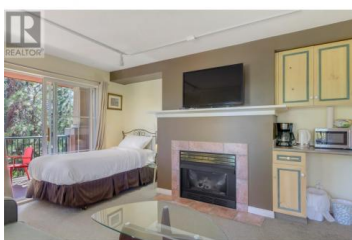




## 3185 Via Centrale Drive 201 Kelowna British Columbia

University District

**\$449,000**



Exceptional Investment Opportunity at Borgata Lodge This large corner unit at Borgata Lodge benefits from its licensed Strata Hotel Accommodations designation, allowing for short-term rentals through a professionally managed proper front desk Ideally located just minutes from UBCO's main campus and nearby shopping centre The largest unit of this type at Borgata Lodge, overlooks the beautiful Okanagan Golf Club, and El's lake pond. The clubhouse, golf academy and restaurant just a 3-minute walk. Perfect for seasonal use--rent to students, faculty or business individuals during the academic year, then transition to short-term vacation rentals in the summer. The Lodge manages all aspects of property operations, including bookings, housekeeping, and guest check-in/out, making this an effortless, hands-off investment. It offers excellent year-round rental potential. The unit features a flexible layout with two separate rentable adjoining studio suites or the option to use it as one full suite. Owners also have the option to live in one side and rent out the other as a mortgage helper. Each side includes its own gas fireplace and private deck each with a storage locker The unit comes fully furnished and includes in-suite laundry for added convenience. Natural Gas is included in the strata fees, helping to reduce heating costs--especially with fireplaces on both sides. One reserve...



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

**Leanne Weintz**

Realty One Real Estate Ltd

Phone: (250) 864-2242

