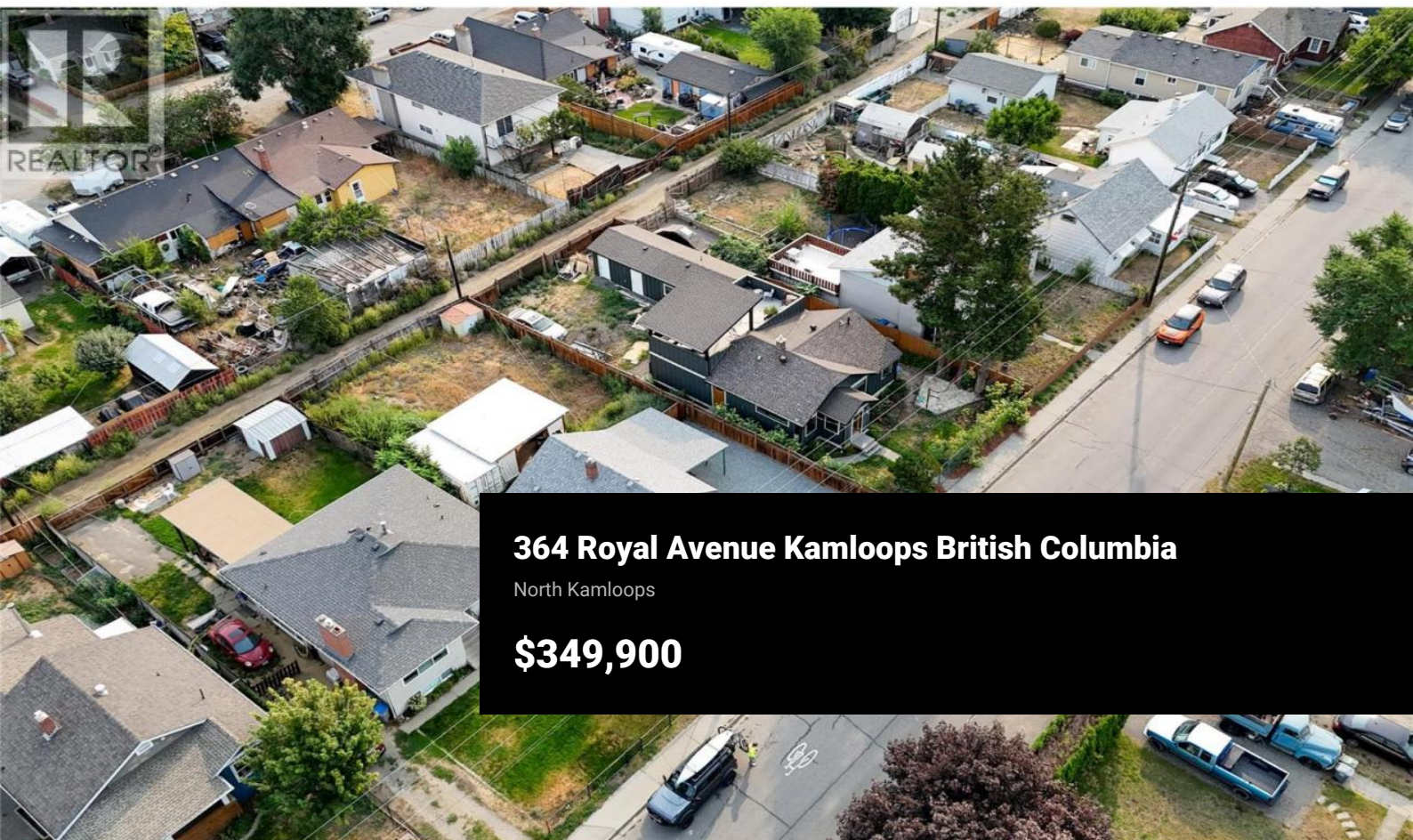




364 Royal Avenue Kamloops British Columbia

North Kamloops

\$349,900



Opportunity knocks on Royal Avenue. Set on a 6,000 sq ft lot in one of Kamloops' most established neighbourhoods, this 636 sq ft single-level home offers 2 bedrooms, 1 bathroom, and a carport, a compact, straightforward layout with real upside for the right buyer. Built in 1948, the home is ready for someone willing to put in the work: refresh it as a starter or rental, or look past the house entirely. Zoned R2, the property presents a genuine development opportunity in a central location close to downtown, schools, shopping, and transit. Whether you're a builder assessing your next project, an investor adding to your portfolio, or a buyer looking to trade sweat equity for value, this is the kind of lot that doesn't come up often at this price point. Sold as-is, where-is. Buyers to verify zoning, permitted uses, and building potential with the City of Kamloops. All measurements approximate. (id:6769)



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