



420 3RD Street Vanderhoof British Columbia
\$439,500

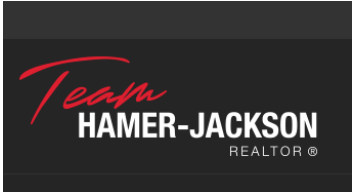


Great investment opportunity with this fully occupied 4 unit duplex, providing a gross income \$3319.48 per month. The two front units each have 2 bedrooms, the kitchen, dining area, living room, and a laundry room upstairs, plus a spacious rec room in the basement, and their own driveway and cement patio. One upstairs unit was renovated in 2023, with a new stove in 2026. The two units on the back are one bedroom suites and each have alley access and parking, one with a carport. Mirror-image floor plan on both sides. A new roof was done on the entire home and the carport in 2024, HE gas forced air furnaces and hot water tanks were upgraded in approx. 2017. Owner pays 4 utility connections for water and sewer. With 4 tenants, 24 hours notice minimum is needed for showings. (id:6769)

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