



## 455 Campbell Avenue Kamloops British Columbia

North Kamloops

# \$1,149,900

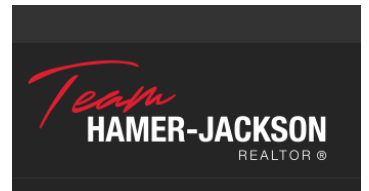


Outstanding turnkey investment opportunity! This unique package includes two half duplexes located at 235 King Street & 455 Campbell Avenue, each featuring a self-contained basement suite for a total of four rental units. With one bdrm suite recently vacant, buyers have the opportunity to maximize rental income at today's market rates or occupy the suite themselves. Strong existing income, excellent cash flow potential, and a desirable location close to shopping, schools, transit, and recreation make this a rare addition to any investment portfolio. Whether you're a seasoned investor or looking to build long-term wealth through real estate, this is an opportunity you won't want to miss. One side has 3 bdrm up, and 2 bdrm down, and other side has 3 bdrm up and 1 bdrm down. Financial information available upon request. (id:6769)

### Malia Magnusson

RE/MAX Kamloops

Phone: (250) 819-8138



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