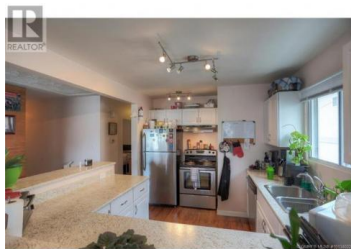
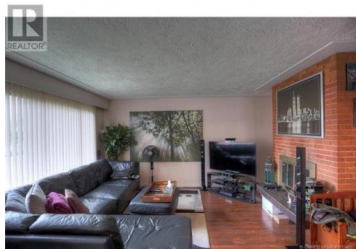


## 755-759 Francis Avenue Kelowna British Columbia

Kelowna South

# \$1,599,900



MULTI-FAMILY, INVESTORS, RENTAL PROPERTY Families looking for rental units. MAIN HOUSE with LEGAL SUITE AND FULL DUPLEX IN THE LANEWAY. 9 BEDROOMS IN TOTAL. 4 FULL BATHROOMS AND 2 HALF BATHS IN TOTAL. 4 KITCHENS IN TOTAL. MAIN FLOOR - main house main floor Basement- main house basement suite Third Floor- 759 laneway Second Floor - 757 laneway Fantastic opportunity to own a multi-family property in a prime location in Kelowna. Centrally located in Kelowna South, this property is close to all amenities including shopping, restaurants, schools and parks and transit, and hospital. This UNIQUE property offers a Main house with a 2 bedroom 1 bath legal suite AS WELL AS a full side by side duplex in the laneway with its own parking. The main house was built approx. 1965 and has had some updates including the roof. The Duplex was built in 2019. The main house has 3 beds 1 bath up and an additional 2 beds 1 bath down. Each duplex has 2 beds and a flex space, 1.5 baths. SEE THE FLOOR PLANS FOR EACH SPACE. 755A, 755B, 757, 759 are all tenanted. Combined monthly income currently is \$7,608.00 with 3 of the 4 units already given rent increase notices for January. Rental income as of January 2025 will be \$7788. per month. CAP RATE currently of 5.25% (Jan 2025 CAP is approx. 5.39%) Options to redevelop main house, potentially stratify. Well maintained property and managed by ...



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