



# 1604 45 Street Vernon British Columbia

\$950,000

4-Plex Investment Property in Vernon's Growing Core A great opportunity to invest in one of Vernon's up-and-coming neighbourhoods. This 0.35-acre property features a well-maintained 4-plex with over 4,600 sq. ft. of total space. Each suite offers 2 spacious bedrooms, a full bathroom, and in-unit laundry/storage, all accessed through a shared central hallway. Two units have been recently renovated, and both upper suites feature new decks. There's plenty of parking at the rear and on the street. Current rents are significantly under market--three units are over \$700 below potential--offering strong upside. Total monthly rent is \$4,820, with tenants paying hydro. Located close to schools, amenities, and downtown Vernon, this is a solid buy-and-hold with future growth potential in both rental income and property value. (id:6769)

Full bathroom Measurements not available

Full bathroom Measurements not available

Bedroom 11'4" x 9'8"

Primary Bedroom 12'4" x 11'4"

Laundry room 7'6" x 7'

Kitchen 9'2" x 8'6"

Dining room 8'6" x 8'6"

Living room 18' x 15'

Bedroom 11'4" x 9'8"

Primary Bedroom 12'4" x 11'4"

Laundry room 7'6" x 7'

Kitchen 9'2" x 8'6"

Dining room 8'6" x 8'6"

Living room 18' x 15'

Full bathroom Measurements not available

Bedroom 11'4" x 9'8"

Primary Bedroom 12'4" x 11'4"

Laundry room 7'6" x 7'

Kitchen 9'2" x 8'6"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives Realty

**stillhavn**  
REAL ESTATE SERVICES

**Stillhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
Shannon@MarkAndShannon.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.