



## 3503 35 Street Vernon British Columbia

\$999,000

Investor's Dream: Full Duplex with Suites - 4 UNITS, Outstanding Rental Income. Welcome to an exceptional investment opportunity that offers not just one, but four renovated units in a full duplex, each equipped with modern amenities and designed for maximum rental income above 6.5% cap rate! Located in a good area by Baker Park in a quiet cul-de-sac, this property is a gem for any savvy investor seeking a lucrative real estate investment. These 4 UNITS ensure a diverse rental income stream. Each unit has been meticulously updated, featuring newer kitchens, appliances, and flooring, offers two spacious bedrooms, providing comfortable living spaces for tenants and a full bathroom. Two sets of laundry facilities, one for each side of the duplex. This amenity will attract tenants and reduce turnover. Parking can be a premium feature for tenants. This property offers ample parking space, making it an attractive option for potential renters. Enjoy a steady cash flow and watch your investment grow over time. This property offers proximity to essential amenities such as schools, shopping centers, parks, and public transportation. The convenience factor will further enhance its appeal to tenants. Schedule a viewing today! (id:6769)

Laundry room 3' x 4'

Laundry room 3' x 4'

Bedroom 8'5" x 10'4"

Bedroom 11' x 9'10"

Full bathroom 5'5" x 12'8"

Kitchen 8' x 16'6"

Living room 15' x 12'3"

Primary Bedroom 9'6" x 10'

Bedroom 8'6" x 11'1"

Full bathroom 11' x 5'

Kitchen 14'7" x 8'

Living room 11'7" x 12'5"

Kitchen 9'5" x 15'

Living room 12'6" x 17'8"

Full bathroom 9' x 5'

Full bathroom 9' x 5'

Bedroom 8'11" x 12'10"

Bedroom 8'11" x 12'10"

Bedroom 9'5" x 10'4"

Listing Presented By:



Originally Listed by:  
Royal LePage Downtown Realty

<http://www.carolineoneill.ca/>

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn 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.