



1210 CUDDIE Crescent Prince George British Columbia

\$369,000

* PREC - Personal Real Estate Corporation. Prime Investment Alert! Turn-Key & Updates! An exceptional investment opportunity with this versatile property featuring 3 distinct suites! Upstairs, you'll find a cozy 1-bedroom unit. The main floor hosts a spacious 2-bedroom suite, & the lower level offers another well-laid-out 1-bedroom suite. Each unit benefits from its own private entrance, ensuring tenant privacy and ease of access. The main & lower suites conveniently share laundry facilities. Invest with confidence! This property has seen numerous upgrades in recent years, providing peace of mind & reducing future expenses. Updates include the roof, siding, windows, doors, plumbing, fencing, fresh paint, and updated flooring. **(ALL Pictures were taken prior to being tenanted). Gross Rent \$3200/mth tenants pay own hydro & internet. (id:6769)

Kitchen 15 ft,7 in X 9 ft,8 in

Bedroom 4 11 ft X 13 ft

Living room 13 ft X 13 ft

Laundry room 12 ft X 4 ft,8 in

Kitchen 11 ft,4 in X 13 ft

Office 12 ft X 9 ft,1 in

Bedroom 3 9 ft X 11 ft

Living room 17 ft X 13 ft,9 in

Foyer 8 ft X 7 ft,1 in

Kitchen 12 ft X 12 ft

Dining room 12 ft X 10 ft,1 in

Living room 17 ft,9 in X 16 ft,5 in

Bedroom 2 10 ft,3 in X 11 ft

Primary Bedroom 10 ft,8 in X 13 ft

Listing Presented By:



Originally Listed by:

Royal LePage Aspire Realty

<http://deanbirks.com/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.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.