



2319 Tranquille Road Kamloops British Columbia

\$699,900

This exceptional property offers two separate houses on one lot, producing over \$56,000/year in rental income with an impressive 6.7% cap rate--a true turn-key investment opportunity. The main home has been extensively updated and rents for \$2,600/month plus utilities. The main level features two bedrooms, a full bathroom, and bright, open living and kitchen spaces. The fully finished lower level adds three additional bedrooms, another full bathroom, laundry hookups, and a separate entrance--ideal for tenants seeking privacy. Outside, enjoy a newly built patio and private yard space. With updates including new windows, roof, hot water tank, mechanical systems, and electrical fixtures, this home offers low-maintenance ownership. At the rear of the property sits a newly built legal garden home with vaulted 12' ceilings, two bedrooms, a full bathroom, and its own fully fenced private yard. Rented for \$2,100/month plus utilities, it also offers dedicated parking for added convenience. Situated close to shopping, schools, transit, and more, with plenty of tenant parking, this property blends strong cash flow, modern upgrades, and prime location. Don't miss your chance to own one of Kamloops' best dual-home investment properties. (id:6769)

Bedroom 23' x 10'3"

Utility room 12'6" x 7'5"

Bedroom 10'5" x 10'

Bedroom 11' x 9'6"

3pc Bathroom Measurements not available

Family room 12' x 12'

Kitchen 13' x 10'8"

Living room 14'5" x 13'5"

Bedroom 11'5" x 10'5"

Primary Bedroom 11'8" x 12'8"

3pc Bathroom Measurements not available

Bedroom 7' x 9'11"

Full bathroom Measurements not available

Bedroom 10'9" x 9'11"

Kitchen 11' x 7'2"

Living room 17'11" x 10'7"

Listing Presented By:



Originally Listed by:
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