



## 3500 24 Avenue Vernon British Columbia

\$1,099,000

Turn key investment in excellent condition with strong cash flow at approximately 7.4% cap rate. This duplex was suited with separate entrances, new electrical panels, wiring in lower units and plumbing along with high efficiency furnaces and AC units and four updated kitchens. Each unit has been fully updated over the years including each having their own entrance, laundry, five appliances and two parking stalls. There are newer hot water tanks and a newer roof with upgraded insulation, soffit, fascia and gutters. Most of the windows have been replaced as well as all exterior doors. The exterior was painted and the front yard landscaped in 2025. All units have updated flooring, and have been fully painted including the walls, trim and doors. Concrete and fencing was added in the back yard. Backyard is private with grapes, fruit tree and lawn with four patio areas. Tenants are responsible for snow removal and keeping their area tidy. Convenient location close to down town and it is on a bus route. (id:6769)

Full bathroom Measurements not available

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Bedroom 11'5" x 9'

Bedroom 11'5" x 9'

Living room 20' x 11'6"

Living room 20' x 11'6"

Kitchen 9' x 9'

Kitchen 9' x 7'

Primary Bedroom 10'9" x 12'

Primary Bedroom 10'9" x 12'

Full bathroom Measurements not available

Full bathroom Measurements not available

Bedroom 8'5" x 11'

Bedroom 8'5" x 11'

Primary Bedroom 11'10" x 11'4"

Primary Bedroom 11'10" x 11'4"

Living room 11' x 17'8"

Kitchen 11' x 19'

Living room 11' x 17'8"

Listing Presented By:



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3 Percent Realty Inc.

<http://www.3pr.ca/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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