



# 428 HILLCREST Avenue Oliver British Columbia

\$849,000

INVESTOR ALERT! Rare 4-plex ideally located close to downtown Oliver and directly across from beautiful parks & walking trails. This solid, well-maintained building offers 4 legal income-generating suites, an excellent opportunity for both seasoned and entry-level investors. The property features 3 units with 2 beds/1 bath and 1 unit with 1 bed/1 bath. Each suite is equipped with its own laundry and hot water tank (approx. 6 years old), providing convenience for tenants and ease of management. Extensively renovated in 2022, the building was brought fully up to code with major upgrades including soundproof and fire-rated walls & ceilings, fire-rated doors, smoke detectors and more. Unit 2 has been recently refreshed with new flooring, window coverings, paint & appliances. All units offer updated bathrooms, with newer flooring in all but one unit. Charming covered porches have been upgraded with treated wood decking, new railings & stairs. A shared, secure storage area adds further functionality. Two units have new tenants coming in at market rent, with total projected revenue of \$4,774/month and potential for further upside. Ample on-site parking and low-maintenance landscaping complete the package. Unbeatable location within walking distance to shops, schools, groceries, restaurants, recreation and all town amenities. A rare opportunity to secure a turn-key investment in the heart of Oliver.

Contact listing agent for full details! (id:6769)

Dining room 11'4" x 8'2"

Kitchen 11'4" x 8'

4pc Bathroom 7'7" x 5'

Bedroom 12'5" x 8'8"

Primary Bedroom 11'11" x 11'6"

Living room 20'2" x 16'4"

Kitchen 13'6" x 8'10"

4pc Bathroom

Bedroom 10' x 10'

Living room 17'6" x 12'4"

4pc Bathroom Measurements not available

Laundry room 6'8" x 5'7"

Bedroom 10' x 10'

Living room 16' x 10'10"

Kitchen 11'9" x 7'8"

Kitchen

Listing Presented By:



Originally Listed by:

RE/MAX Wine Capital Realty

<https://soniamason.com/>



Royal

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4pc Bathroom Measurements not available

Bedroom 10' x 10'