



6226 Okanagan Avenue Vernon British Columbia

\$1,450,000

Investor ALERT! Multi-Residence on a Private 1.11-acre Parcel backing onto Green Space, Centrally Located and just minutes to Okanagan Lake. Three Detached Dwellings + 2 serviced RV pads (50/35A, Water, Sani-Dump) deliver Diversified Income. Main Home: Bright, Spacious, Full Basement and Single Car Garage. Second Home: Internal Suite, oversized garage with 220V, Storage Loft and additional Micro-Suite. Log Cabin: Open and Bright, 5' crawl, Double Car Garage. Custom Upgrades in Homes including Granite, Hardwood, Big Windows. All Residences boast separate Decks and Green Space for privacy. Unmetered Community Irrigation simplifies landscaping making this an easy keep for Tenants and Land Owners alike. Fully Tenanted, Turn-Key Income with Multi-Generational Flexibility. With an approximate 6.66% cap on current, time-of-listing rents and expense averages. Whether you are a local portfolio owner seeking stable, inflation-resistant cash flow with real-asset backing, or an out-of-area investor consolidating into tangible Okanagan Property with Multiple Income keys and tenant profiles, this offering deserves a close look. Buyer to verify all information if deemed necessary. Rent Roll, Info Package available. (id:6769)

Storage ' x ' "	Living room 10'7" x 25'5"
Den 11'7" x 8'10"	Dining room 8'8" x 7'2"
Laundry room 10'5" x 9'1"	Kitchen 8'11" x 12'6"
Recreation room 22'2" x 10'9"	3pc Bathroom 3' x 10'
Other 27'8" x 21'9"	Bedroom 10'4" x 6'11"
Sunroom 6'7" x 27"	Kitchen 10'4" x 3'4"
3pc Bathroom 7'10" x 5'10"	Other 7' x 26'
Bedroom 8' x 9'8"	Other 30' x 18'4"
4pc Ensuite bath 5' x 7'8"	Loft 16'6" x 8'10"
Primary Bedroom 10'3" x 11'11"	

Listing Presented By:



Originally Listed by:
RE/MAX Vernon

<http://www.therightagents.com/>



Royal

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