



654 Wade Avenue Penticton British Columbia

\$849,900

Rare find, up and down DUPLEX. Each unit separate title, 2 bed 1 bath 804 sq ft. Updated interiors. This 1996 build is clad with stucco; (many are vinyl sided) New exterior staircases. Both units have responsible tenants who wish to stay and pay 1800/m which make this purchase a smart idea as an investment. Front and back doors for each unit, alley access for both or front parking as well total 4 parking spots. 3,572 SF lot. Steps away Lake Okanagan beach, parks, South Okanagan Event Center, Casino, Airport, Rec center, elementary school, downtown and immediate access to Highway 97 to Kelowna. These 2 units stratified are sold together only. No fees collected. Insurance approx. 3K No council required. Both units due for rent rate increase (id:6769)

Primary Bedroom 12'11" x 10'10"

4pc Bathroom 6'11" x 7'2"

Bedroom 13'2" x 10'11"

Laundry room 6'3" x 6'7"

Kitchen 14'6" x 8'0"

Living room 20'2" x 11'8"

Foyer 3'9" x 5'10"

Primary Bedroom 13'10" x 10'11"

4pc Bathroom 7'3" x 7'1"

Bedroom 12'2" x 11'0"

Storage 3'6" x 7'1"

Kitchen 13'5" x 13'0"

Dining room 7'11" x 10'10"

Living room 17'1" x 10'10"

Listing Presented By:



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Chamberlain Property Group

<http://www.realtorchad.ca/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna,
BC,

Phone: 250-860-1100

Fax:
sbuck56@gmail.com

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