



760 Yates Road Kamloops British Columbia

\$1,249,900

INVESTMENT & REDEVELOPMENT OPPORTUNITY! Extensively renovated income-producing property on a secure 0.5-acre lot offering approx. 6,200 sqft of total space and excellent future upside. Currently configured with 3 self-contained living spaces, each with its own kitchen, laundry, bathroom & HRV, plus 2,000+ sqft of shop/storage space. Development Permit APPROVED for 4 units, creating additional income and redevelopment potential. Over \$300,000 in hard costs invested in the last 5 years including 400-AMP service, new plumbing, roof, metal siding, windows, insulation, drywall, kitchens, bathrooms, heat pumps, Navien hot water on demand & 19.8kW solar system. Features 10' ceilings, sound insulation between suites, heated/cooled garage, RV sani-dump & 30-AMP service, multiple garage doors and extensive parking. Two suites currently generate approx. \$3,375/month combined. A rare turn-key investment with strong existing income and significant future potential. (id:6769)

Living room 19'2" x 13'2"

Bedroom 14'11" x 9'0"

Kitchen 11'8" x 14'7"

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Primary Bedroom 14'10" x 17'3"

Bedroom 14'10" x 12'3"

Bedroom 14'10" x 15'0"

4pc Bathroom Measurements not available

Kitchen 15'2" x 10'2"

Living room 15'2" x 26'10"

Recreation room 60'0" x 10'8"

Bedroom 14'9" x 9'0"

Living room 20'0" x 13'2"

Kitchen 11'8" x 14'10"

Listing Presented By:



Originally Listed by:

Brendan Shaw Real Estate Ltd.



Royal

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