



197 Roy Avenue Penticton British Columbia

\$1,199,000

INVESTOR ALERT! This package has 4 units total! FULL duplex with two non-conforming suites and two single car garages! Upon possession, 3 of the suites will be vacant to be re-rented at market rents or occupied by yourself or family and friends! Unit A is 1421sqft, has two bedrooms and two bathrooms (fully renovated), laminate floors, front deck, spacious open plan living and lots of light. The primary bedroom has an ensuite and walk-in closet. Unit B is the same layout with 1418sqft, the same huge living space and over sized primary suite, ensuite and walk in and large living areas. Downstairs the Suites C and D (fully renovated) are two bed, one bath units at 873sqft & 883sqft. They have an open plan design, tons of natural light from big windows, updates like laminate floors and unit D has a newer white kitchen. Every unit has its own laundry too! These are excellent layouts and offer the owner tons of flexibility from multigenerational living to a steady investment income. Theres two separate single car garages and lots of parking out front. This spot is made even better by the huge fenced backyard of grass so tenants can enjoy outside space and have a place for kids to play. This location is close to parks and playgrounds, not far from schools and walking distance to amenities like the mall and grocery stores. A full package like this with suites that can be newly occupied is hard to find! The only tenancy to remain is Suite B (102), currently rented \$1,663.55/month (id:6769)

Laundry room 7'10" x 7'4"
2pc Ensuite bath 9'1" x 4'11"
Kitchen 12'4" x 11'3"
Laundry room 8' x 7'4"
2pc Ensuite bath 9' x 4'11"
Full bathroom 7'11" x 5'5"

Bedroom 11'3" x 10'
Primary Bedroom 15'4" x 15'3"
Dining room 11'9" x 11'3"
Living room 20'4" x 11'8"

Full bathroom 8' x 5'6"
Bedroom 11'3" x 10'11"
Primary Bedroom 15'4" x 12'2"
Dining room 11'9" x 11'3"
Living room 20'6" x 11'9"
Kitchen 12'3" x 11'3"

Full bathroom 7'10" x 4'10"
Bedroom 13' x 11'3"
Primary Bedroom 15'10" x 11'0"

Listing Presented By:



Originally Listed by:
RE/MAX Penticton Realty



Royal LePage Locations West Realty

484 Main Street , Penticton, BC,

Phone: 250-493-2244
tammykozari@gmail.com

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