



2319 Tranquille Road Kamloops British Columbia

\$749,900

Two great houses and a prime investment in Kamloops! Currently providing over \$56,000/year and a 6.3% cap rate. The main house is fully updated and brings in \$2,600 per month plus utilities and features plenty of updates. The main floor presents two bedrooms, a full bathroom, and bright and spacious living and kitchen spaces. The lower level includes three more additional bedrooms, a full bathroom, additional laundry hook ups and a separate entrance. Outside you will find a new patio and private yard space. With new windows, roof, hot water tank, mechanical and electrical fixtures this provides a turn key and low maintenance investment.. The rear section of the property contains a newly built legal garden house with two bedrooms, a full bathroom, and vaulted 12' ceilings, generating \$2100 per month plus utilities. This detached house also features its own private yard with 6' fencing and its own parking. Located close to shopping, schools, transportation, and more, with plenty of parking for tenants, this property combines convenience with cash flow. Don't miss out on this exceptional property with two houses on one lot! (id:6769)

Bedroom 23' x 10'3"

Utility room 12'6" x 7'5"

Bedroom 10'5" x 10'

Bedroom 11' x 9'6"

3pc Bathroom Measurements not available

Family room 12' x 12'

Kitchen 13' x 10'8"

Living room 14'5" x 13'5"

Bedroom 11'5" x 10'5"

Primary Bedroom 11'8" x 12'8"

3pc Bathroom Measurements not available

Bedroom 7' x 9'11"

Full bathroom Measurements not available

Bedroom 10'9" x 9'11"

Kitchen 11' x 7'2"

Living room 17'11" x 10'7"

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