



## 32 Battle Street Kamloops British Columbia

\$735,000

Discover a prime investment opportunity in the heart of downtown Kamloops. This triplex offers both reliable income and strong growth potential in one of the city's most desirable rental locations. Each unit is comprised of 2-bedrooms and 1 bathroom, with shared laundry, and on-site and street parking. Two units have excellent, long-term, reliable tenants; while a new tenant, secured under a one-year lease begins in February. This property has a rental income of \$4,200/month, with expenses of approximately \$1,050/month. Whether you're a seasoned investor or entering the market for the first time, this property combines low overhead, established tenancy, and a sought after downtown location, a truly turn-key real estate investment in Kamloops. (id:6769)

Loft 13' x 13'

Primary Bedroom 19' x 13'

Bedroom 12'6" x 9'5"

Kitchen 11' x 11'

Living room 17' x 12'

4pc Bathroom Measurements not available

Bedroom 10'9" x 7'10"

Bedroom 11'6" x 8'10"

Kitchen 11' x 6'9"

Living room 13' x 10'

4pc Bathroom Measurements not available

Bedroom 13' x 8'

Bedroom 9'5" x 6'10"

Kitchen 12'6" x 8'11"

Dining room 13' x 6'10"

Living room 12'6" x 11'

4pc Bathroom Measurements not available

Listing Presented By:



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Brendan Shaw Real Estate Ltd.



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

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

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