



## 428 HILLCREST Avenue Oliver British Columbia

\$925,000

INVESTOR ALERT! Rare 4-plex close to downtown Oliver and across from beautiful parks & walking trails. Great investment opportunity with 4 legal income-generating suites in a solid, well-maintained building. The property includes 3 units each with 2 bedrooms and 1 bath, and 1 unit with 1 bedroom/1 bath. Each unit has their own laundry & hot water tank (approx. 6 yrs old). The building went through a major renovation in 2022 to bring everything to code including soundproof & fireproof walls & ceilings, fire rated doors, smoke detectors, etc. Unit 2 is currently vacant and has been refreshed with new flooring, window coverings, paint & appliances. All units have updated bathrooms & newer flooring in two other units. Cute, covered porches have had their decks, railing & stairs replaced with treated wood. Shared, secure storage area. Lots of parking available. Low maintenance landscaping. Good month-to-month tenants in place with room to increase rents to market levels if vacated. 3 units are tenanted, one is vacant. Live in one unit and rent out the others or keep it fully rented for maximum return. Great location and walking distance to shops, schools, groceries, restaurants, recreation and town amenities. Inquire for more details on this rare investment opportunity in the heart of Oliver! (id:6769)

Dining room 11'4" x 8'2"

Living room 20'2" x 16'4"

Primary Bedroom 11'11" x 11'6"

Bedroom 12'5" x 8'8"

4pc Bathroom 7'7" x 5'

Kitchen 11'4" x 8'

Living room 17'6" x 12'4"

Bedroom 10' x 10'

Bedroom 10' x 10'

Laundry room 6'8" x 5'7"

4pc Bathroom Measurements not available

Kitchen 13'6" x 8'10"

Living room 16' x 10'10"

Bedroom 10' x 10'

Laundry room 6'8" x 5'7"

4pc Bathroom Measurements not available

Kitchen 11'9" x 7'8"

Bedroom 11'8" x 11'7"

Bedroom 12'2" x 11'9"

Listing Presented By:



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RE/MAX Wine Capital Realty

<https://soniamason.com/>



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