



# 548/546 Roanoke Avenue Kelowna British Columbia

\$1,249,000

INVESTOR ALERT! This versatile income property features a 1922 SQ FT Main house with an in-law suite, and a 2014 Carriage home, offering excellent rental income. The upper level of the main house is a 2-bedroom, 1-bathroom unit currently rented for \$1,995/month on a month-to-month lease. The lower level has an in-law suite 1-bedroom, 1-bathroom unit rented for \$1,500/month on a fixed-term lease, and the 1030 Sq FT Carriage home, built in 2014 offers 2 bedrooms and 2 bathrooms with an attached single garage generating \$2,400/month on a month-to-month lease,. Substantially updated, this MF1-zoned property with Future Zoning C-NHD has alley access and a fully fenced yard. With parking for 8 vehicles, this is a great holding property with a \$5900. monthly rental income and excellent future development potential. Buyer to verify with the City regarding future development possibilities. Measurements taken from the I-Guide if important, please verify. (id:6769)

Utility room 5'7" x 2'10"	Kitchen 12'10" x 5'8"
Storage 10'11" x 8'11"	Bedroom 10'3" x 9'9"
Recreation room 16'4" x 15'11"	Dining room 12'10" x 8'6"
Laundry room 9'10" x 9'10"	4pc Bathroom 9'9" x 7'
Kitchen 16'3" x 13'8"	Other 2'3" x 5'9"
Other 5'7" x 13'1"	Primary Bedroom 13'5" x 13'1"
Bedroom 9'8" x 16'5"	Full bathroom 12'7" x 7'8"
3pc Bathroom 6'3" x 5'9"	Living room 15'9" x 14'6"
Primary Bedroom 10'2" x 11'8"	Kitchen 9'11" x 12'2"

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