

3102 37th Avenue, Vernon, BC

**INVESTOR ALERT - 10 SUITE RENTAL PROPERTY**

Investor Alert!! Here is an opportunity to own a 10 unit, rooming house showing a cap rate better than 7%! Located in a revitalizing part of the City, with level walking to the downtown. This property provides a great lifestyle for people, at an affordable price. The home features 10 good sized, secure, guest rooms with television and Wi-Fi hookups as well as a personal refrigerator. On each floor there is a well-equipped, shared kitchen, a shared washroom, with shower. A coin-operated laundry facility is located on the main floor for all tenant's use. This property has had a complete renovation including a new foundation that was completed in 2014. The property also includes a detached shop that the owner uses for storage and a driveway that could accommodate 2 vehicles. There is also a private, no maintenance yard, perfect for tenants to get away for a while. Well-kept and maintained, this property would be a great addition to anybody's Real Estate Investment portfolio.



Specifications

MLS® #
10205334

Year Built
1908

Lot Size
0.11 acres

Lot Depth
100

Total Square Footage
2771 sq. ft.

Upper Level
835 sq. ft.

Bedrooms
10

Taxes
\$3255 (2019)

Services
Hydro, Natural Gas, Telecommunications, Sewer, Municipal Water

Neighborhood
Vernon

Zoning
C2

Lot Frontage
50

Home Size

Main Level
968 sq. ft.

Lower Level
968 sq. ft.

Bathrooms
3



