



749-751 Francis Ave

Kelowna, BC V1Y 5G6

Property Features

Legal stratified duplex with 3 bedroom upper floor units and non-confirming 2 bedroom basement suites. Updated bright interior finishing and new roof. Stable cash flow with superior rate of return given the current low interest rate environment. Great Kelowna South location within walking distance to the vibrant South Pandosy Village commercial retail and restaurant corridor, KGH, Okanagan College and local Okanagan Lake beaches and parks. Property has rear lane access with a two car carport and two single parking stalls. RU7 zoning allows for up to 4 units. Can be sold as individual half duplexes.



MLS®10214880 **\$1,499,000**

MLS®10214900 **\$749,000**

MLS®10214901 **\$749,000**

For more information:

Tim Down, AACI, P. APP, CAE, CCIM

Managing Broker, Principal

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For Sale

Multifamily Building

Investment Property



Driving Distance to major city locations

KELOWNA GENERAL HOSPITAL	1.4 KM
ORCHARD PARK MALL	5.1 KM
DOWNTOWN	2.3 KM
AIRPORT	14.5 KM
UBCO main campus	13.5 KM
South Pandosy Village	1.8 KM
Okanagan College Campus	1.1 KM

Location Advantages

- Located 750 meters from Okanagan Lake
- Stable Income from long term tenants
- UBCO Medical building 1 km away
- Close proximity to Okanagan College Campus
- Close to South Pandosy Village
- Close to major transit routes

Flexible Deal Structures

Motivated Owner will consider the following:

- Selling the half duplex individually
- Selling both duplexes as a whole building

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