

# \$899,900 - 1604 45 Street, Vernon

MLS® #10349715

**\$899,900**

8 Bedroom, 4.00 Bathroom, 4,660 sqft

Single Family on 1.00 Acres

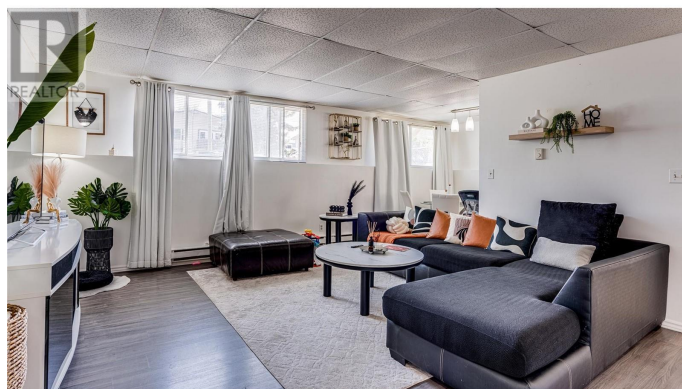
South Vernon, Vernon, British Columbia

4-Plex Investment Property in Vernonâ€™s Growing Core A great opportunity to invest in one of Vernonâ€™s up-and-coming neighbourhoods. This 0.35-acre property features a well-maintained 4-plex with over 4,600 sq. ft. of total space. Each suite offers 2 spacious bedrooms, a full bathroom, and in-unit laundry/storage, all accessed through a shared central hallway. Two units have been recently renovated, and both upper suites feature new decks. Thereâ€™s plenty of parking at the rear and on the street. Current rents are significantly under marketâ€”three units are over \$700 below potentialâ€”offering strong upside. Total monthly rent is \$4,820, with tenants paying hydro. Located close to schools, amenities, and downtown Vernon, this is a solid buy-and-hold with future growth potential in both rental income and property value. (id:6289)

Built in 1975

## Essential Information

Listing #	10349715
Price	\$899,900
Bedrooms	8
Bathrooms	4.00
Square Footage	4,660
Acres	1.00
Year Built	1975
Type	Single Family



Sub-Type Freehold

### Community Information

Address 1604 45 Street  
Subdivision South Vernon  
City Vernon  
Province British Columbia  
Postal Code V1T7P8

### Amenities

Parking Rear, RV

### Interior

Heating Baseboard heaters  
# of Stories 2

### Additional Information

Zoning Unknown

### Listing Details

Listing Office Coldwell Banker Executives Realty



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Listing information last updated on October 13th, 2025 at 8:01pm PDT