

\$1,198,000 - 1810 First Street, Fruitvale

MLS® #10348295

\$1,198,000

1 Bedroom, 1.00 Bathroom, 2,100 sqft

Single Family on 0.44 Acres

Village of Fruitvale, Fruitvale, British Columbia

Available for sale is 1810 First Street located in Fruitvale, BC – an exceptionally rare multi-family investment and development opportunity completely renovated in 2021 and offering strong historic occupancy and tremendous upside potential. Featuring four existing suites, each with 2-beds and 1 bath, and boasting RM2 (Medium Density Multiple Housing) zoning entitlements providing immediate redevelopment potential for an additional two suites, the property is extremely well positioned for investors and developers to leverage a stable income base and capitalize on exciting development upside. Located in an established residential neighbourhood on First Street in Fruitvale – one of the Kootenays’™ most desirable family-oriented communities with a charming downtown atmosphere that is conveniently located just 15 mins to Trail, 30 mins to Castlegar, and 50 mins to Nelson. Key renovation features include brand new exterior cladding, new windows, new doors, new blinds, keyless entry, heated floors, LED lighting, new washer/dryers, new tile flooring in kitchens, new vinyl/laminate flooring in living areas and bedrooms, new hot water tanks, and all new stainless steel appliances. Fruitvale’s™ residential tenancy market is one of the strongest in the region – with near-zero availability that has consistently pushed rental rates upward, with market rents for furnished 2-bedroom units recently achieving +\$2,400/month. Download the brochure at the



link below for more info. (id:6289)

Built in 2021

Essential Information

Listing #	10348295
Price	\$1,198,000
Bedrooms	1
Bathrooms	1.00
Square Footage	2,100
Acres	0.44
Year Built	2021
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1810 First Street
Subdivision	Village of Fruitvale
City	Fruitvale
Province	British Columbia
Postal Code	V0G1L0

Amenities

Features	Balcony
Parking Spaces	8
Parking	Rear

Interior

Appliances	Refrigerator, Dishwasher, Oven - Electric, Washer/Dryer Stack-Up
Heating	Electric, Other Baseboard heaters
# of Stories	2

Exterior

Exterior	Aluminum
Roof	Asphalt shingle

Additional Information

Zoning	Multi-Family
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Listing Details

Listing Office

Royal LePage Kelowna



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