

1942 Mcdougall Street
Kelowna, BC V1Y 1A2



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MLS# 10229107



\$1,795,000

6 Bedrooms | 5 Bathrooms

Location, Location, Location in this fully licensed downtown 5 bed/5 bath B&B next to public beach access. By the Bridge B&B features 4 rentable rooms with private baths. Main floor living area for owner /operator with large kitchen, dining area, living room and large bedroom. Large windows allow all the Okanagan sunshine to pour in. Three gas fire places and large cathedral entry with Double garage and ample parking. Home has been modified since original plan to allow for B&B. All measurements are approximate and taken from original plan before modifications were made. B&B generates over 70,000.00 thousand per year (approximately a 4% Cap rate) operating seasonally. There is much more upside here if you wanted to operate B&B year round. Substantial growth in Kelowna, in particular of the University, Kelowna General Hospital and Interior Health has increased the revenue potential particularly as there is now year around demand for accommodation. In particular the hospital, which has become a full regional facility which includes a cancer clinic, is only a 10 minute walk away. Demand for rooms 12 months a year by patients and their families is a reality. Home is presently being renovated with new flooring and expanded rooms as well as all new plumbing installed recently. Renovation work to be completed soon as well as



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For full listing details, please scan:

