



Welcome to 200-220 Nickel Road

19 unit townhouse complex built in 2019.

33,089 square feet of rentable area.

Price per unit \$468,000 = \$269 per square foot.

4.3% cap rate.

'0' vacancies in the past year.

Current annual income is \$437,000 per year. Home warranty.

Approved City of Kelowna Revitalization Tax Exemption Program,

Bylaw #9561 expires in 2029.

2 storey units with basements, stainless steel appliances,
fenced yards, 2 parking stalls per unit.



The Mayne Advantage



19 Unit Townhouse Complex

2 Parking
Stalls per
Unit





Open Living
Area with
Electric
Fireplace

Stainless Steel
Appliances

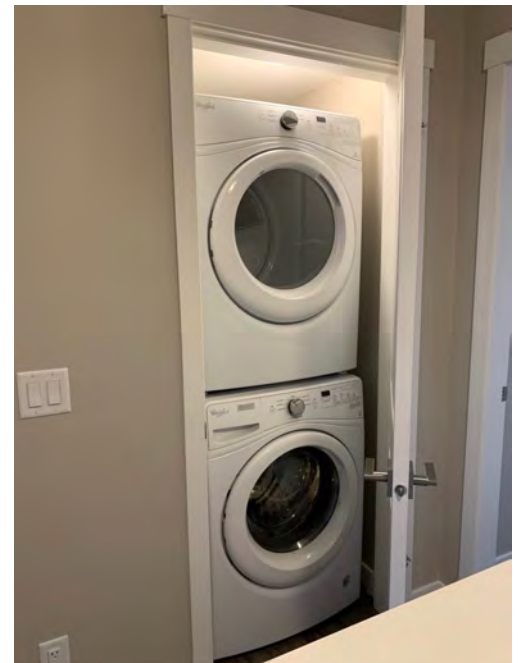




Built in
Shelving in the
Bedrooms

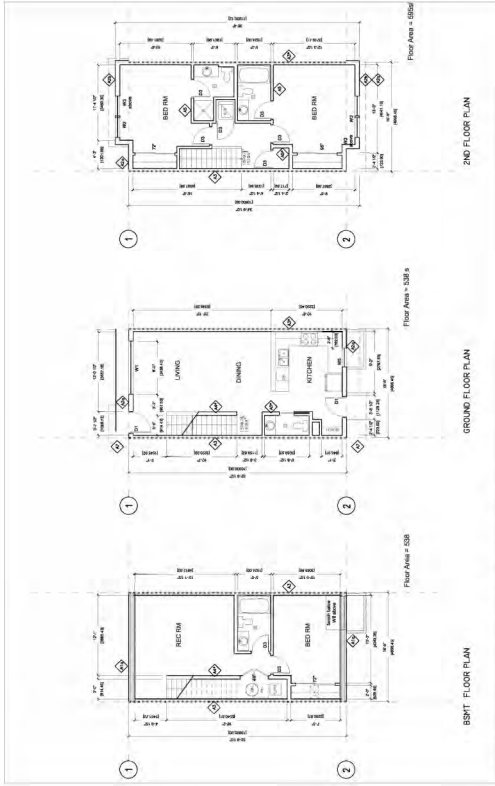


Convenient Stacker Washer & Dryer

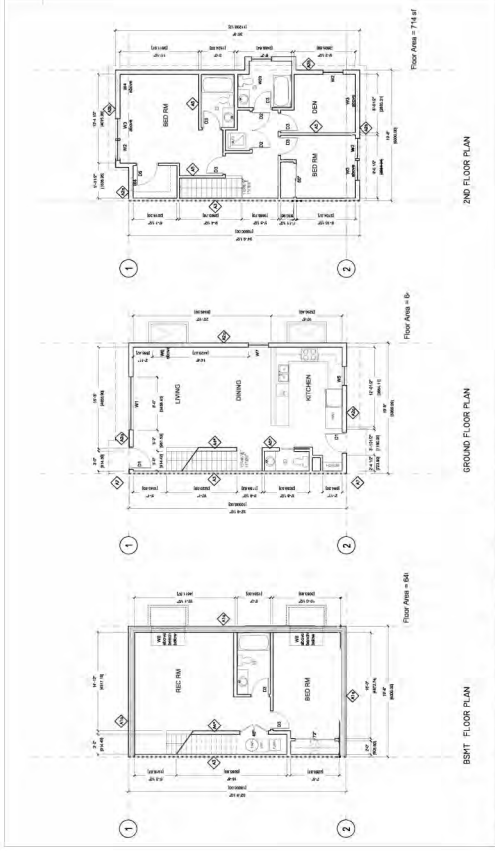


Fenced Yards

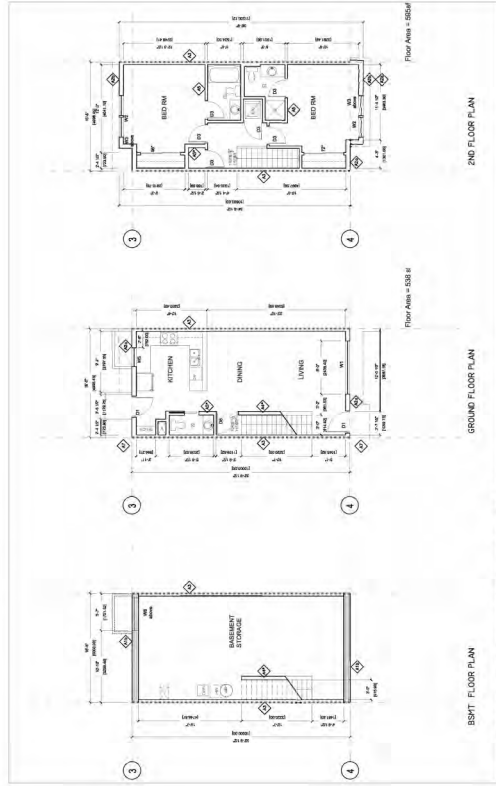




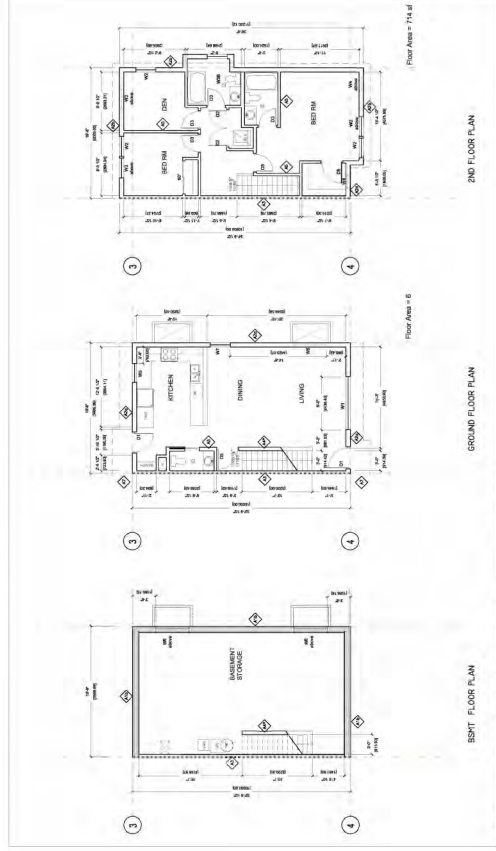
10 PLEX UNIT TYPE C - 3 BED, 3.5 BATH



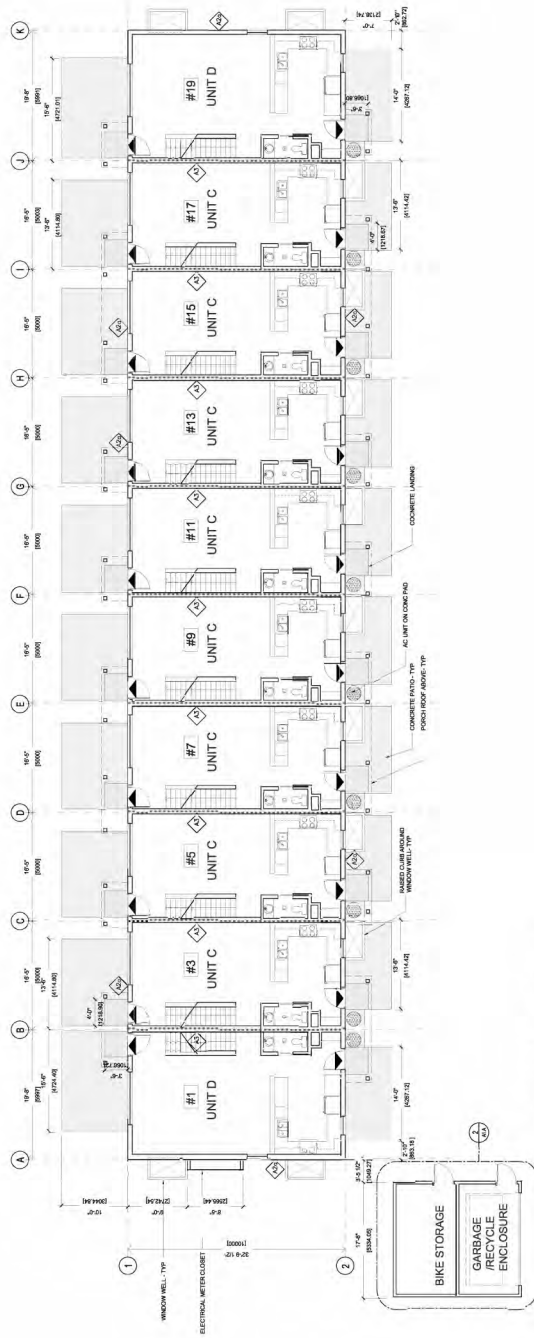
10 PLEX UNIT TYPE D - 3 BED + DEN, 3.5 BATH



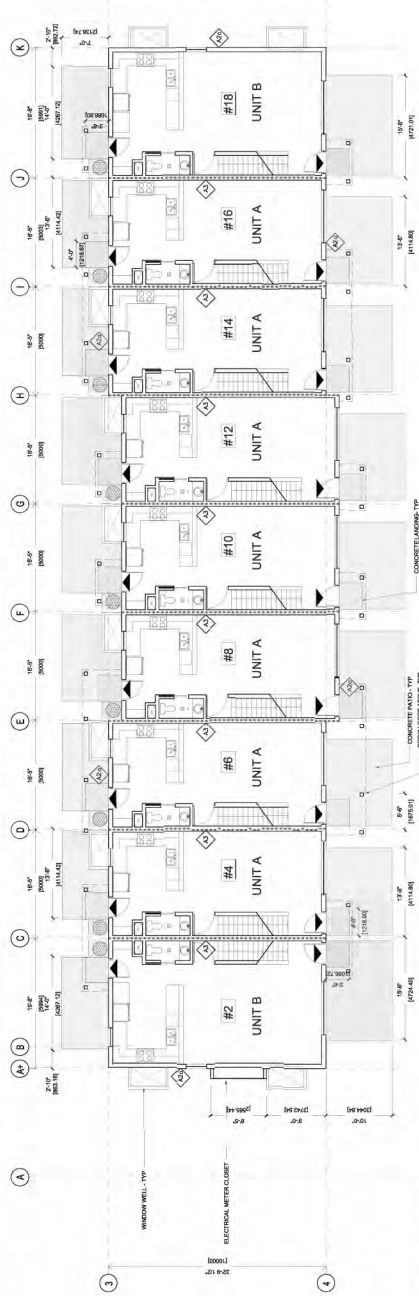
9 PLEX UNIT TYPE A - 2 BED, 1.5 BATH



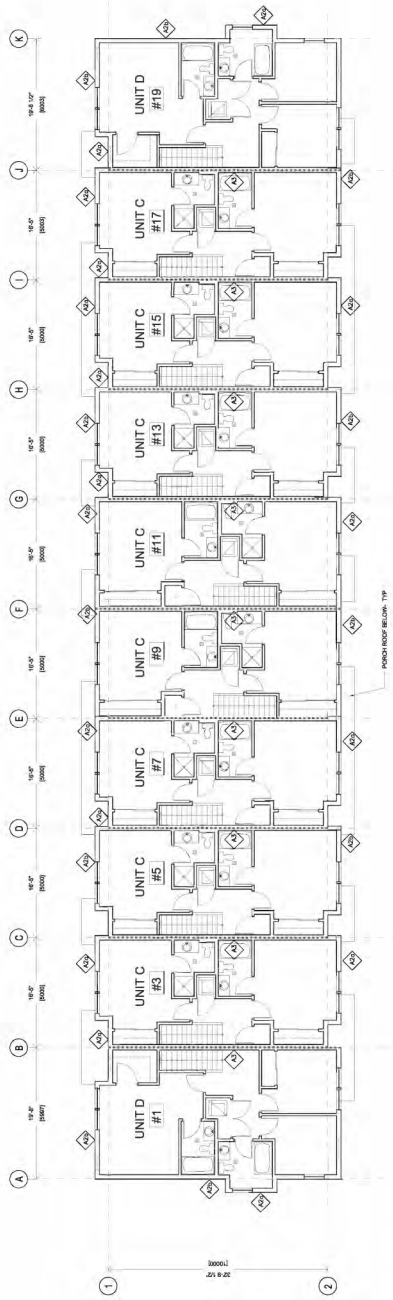
9 PLEX UNIT TYPE B - 2 BED + DEN, 2.5 BATH



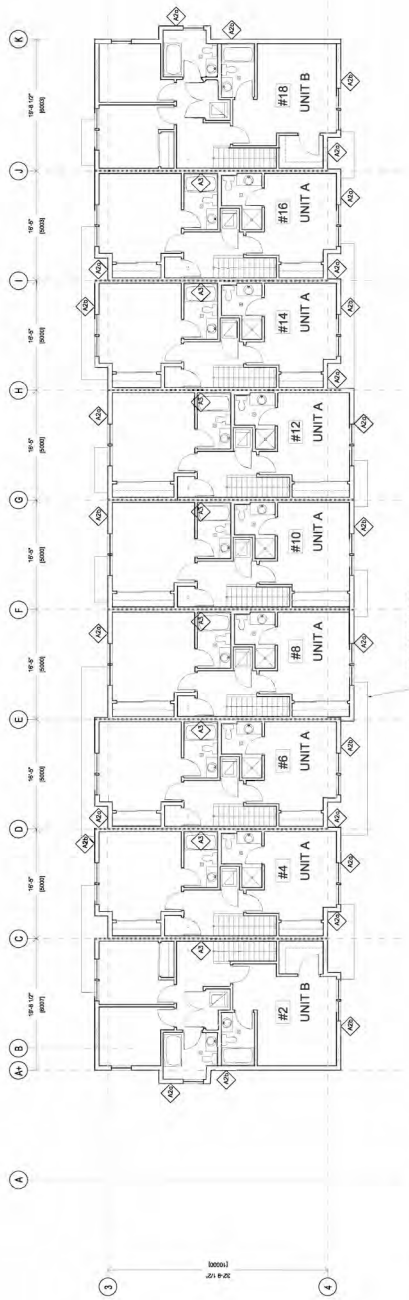
2 10 PLEX BUILDING



1 9 PLEX BUILDING



2 10 PLEX BUILDING



1 9 PLEX BUILDING

Sheet
A1.3
 Revision: DP 04.20.18

Date: 12.01.17
 Scale: 1"=18"
 Author: #

Drawn: HUB
 Checked: HUB
 Job No.:

UPPER FLOOR PLANS

Job Title
JAZEL ENTERPRISES LTD
NICKEL ROAD TOWNHOMES
 170 + 230 NICKEL RD. WELDON, ONT.
 LOT A SEC 27 TP 26 PLAN 25115 & LOT B SEC 27 TP 26 PLAN 25115 except PLAN KAP6522



high + bill architect

Specifications

THE PROPERTY

Division: Central Okanagan

Sub Area: Rutland North

Property Type: Residential

Year Built: 2019

Acres: 0.83

Sewage Disposal: Sewer

Water Supply: Municipal

Heating/Cooling: Forced Air, Air Conditioning

Fuel: Natural Gas

Exterior: Hardi Board

Roof: Asphalt/Fibreglass Shingles

Zoning: RM3

Title: Freehold

Taxes: \$17,789.71 - 2020

Legal: Lot A, Section 27, Township 26, ODYD,

Plan EPP97810

Room Sizes

A x 7

Basement – 538 square feet

Storage: 32'9 x 16'6

Main - 538 square feet

Living & Dining Room: 20'10 x 12'

Kitchen: 10'8 x 9'2

Up - 595 square feet

Master Bedroom: 12'3 x 13'3

Bedroom: 10'9 x 11'4

C x 8

Basement – 538 square feet

Rec Room: 15'1 x 12'1

Bedroom: 10' x 13'3

Main - 538 square feet

Living & Dining Room: 20'10 x 12'

Kitchen: 10'8 x 9'2

Up - 595 square feet

Master Bedroom: 12'3 x 13'3

Bedroom: 10'9 x 13'3

B x 2

Basement - 640 square feet

Storage: 32'9 x 19'8

Main - 640 square feet

Living & Dining Room: 20'10 x 15'3

Kitchen: 10'8 x 12'

Up - 714 square feet

Master Bedroom: 11'10 x 13'4

Bedroom: 9'5 x 8'10

Bedroom: 8'9 x 9'2

D x 2

Basement - 640 square feet

Rec Room: 15'1 x 14'10

Bedroom: 10' x 16'

Main - 640 square feet

Living & Dining Room: 20'10 x 15'3

Kitchen: 10'8 x 12'

Up - 714 square feet

Master Bedroom: 11'10 x 13'4

Bedroom: 9'5 x 8'10

Bedroom: 8'9 x 9'2

Total Square Footage

9 Units = 15,709 square feet

10 Units = 17,380 square feet

Total Square Footage: 33,089 Square Feet



\$8,900,000

**Quality is never an accident.
It is always the result of high intention, sincere effort & skillful execution.
It represents the wise choice of many alternatives.**



**Proudly Marketed by:
The Mayne Advantage**

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RE/MAX
Kelowna