



# 1020 Martin Avenue Kelowna British Columbia

\$1,099,900

OPEN HOUSE SUNDAY FEB 2 12-2PM **\*\*Attention Investors and Builders:\*\*** Rare opportunity to acquire a highly sought-after property with MF-1 zoning (formerly RU7), offering a prime .15-acre flat lot with desirable laneway access. Current land use allows for the construction of a fourplex, making this a strategic investment for future development. The existing home, built in 1996, is configured as two legal separate dwellings. Buy and hold while making great rent, demolish and build a multiplex property, or move in and make it your ideal space to live... The possibilities are vast. The ground floor features a spacious 2-bedroom, 2-bathroom unit, while the upper level offers a 2-bedroom, 1-bathroom layout. Additional features include a 2-car garage in the front, a large detached double garage at the rear, covered patios, private lawn, and ample parking space for boats, RVs or trailers. Located in the heart of downtown Kelowna, this property provides immediate access to all the amenities and attractions the Okanagan has to offer. Contact today to arrange your viewing and explore the potential of this exceptional property. (id:6769)

Living room 12'5" x 17'11"  
Laundry room 6'1" x 7'6"  
Dining room 9'10" x 7'11"  
Kitchen 9'6" x 9'5"  
Bedroom 11' x 9'11"  
Primary Bedroom 12'2" x 11'3"  
4pc Bathroom 8'5"  
Other 6'9" x 6'9"  
Primary Bedroom 12'11" x 14'1"

Office 8'6" x 11'  
Living room 12'5" x 27'11"  
Laundry room 8'6" x 8'10"  
Kitchen 9'10" x 11'4"  
Foyer 14'5" x 6'6"  
Dining room 9'10" x 8'9"  
Bedroom 9'3" x 9'10"  
4pc Bathroom 9'3" x 5'  
3pc Bathroom 5'11" x 6'9"

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Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca