



# 13218 KELLY Avenue Summerland British Columbia

\$449,000

Court-Ordered Sale - Prime Development Opportunity in Central Summerland. Exceptional development property ideally located in the heart of Summerland. The existing home sits across two 25' x 120' lots, offering outstanding potential under the highly attractive CB1 zoning, which permits up to 100% lot coverage. The development possibilities here are extensive -- build two individual commercial buildings or explore a mixed-use commercial/residential project. Permitted uses under the current zoning include financial institutions, health services, retail, professional offices, restaurants, craft brewery, and apartment units. The existing home requires TLC, however it could provide holding income as a rental property while you plan and design your redevelopment. This is a court-ordered sale. All offers must be accompanied by Schedule A, to be provided by the listing agent. (id:6769)

4pc Bathroom 6'11" x 9'9"  
Primary Bedroom 11'11" x 9'3"  
Bedroom 11'7" x 9'3"  
Recreation room 21' x 14'2"  
Utility room 7'2" x 3'2"  
Office 7'5" x 9'9"  
Bedroom 12' x 12'5"

Bedroom 9'5" x 9'8"  
Office 7'8" x 13'5"  
Full bathroom 9'5" x 6'1"  
Living room 10'7" x 16'8"  
Dining room 12' x 16'5"  
Kitchen 12'11" x 12'8"

Listing Presented By:



Originally Listed by:  
Chamberlain Property Group

<http://www.teamthompson.com/>



Royal

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