



# 2166 Aberdeen Street Kelowna British Columbia

\$1,195,000

This expansive 9-bedroom, 3-bathroom property with a single garage and alleyway access offers incredible potential for development. Zoned MF4, this site is primed for multi-family development. And with a land assembly, up to 6 stories can be built. While the house itself is in poor condition and a tear down, an estimated renovation quote of \$177,000 is available should you choose to restore the property. A detailed proposal can be shared upon request. Alternatively, the property could serve as a boarding home in its current state, if renovated. The seller has already prepared development plans for a triplex, featuring a duplex with rear access and a charming detached home at the front. Once built, the three units could be sold separately. Located in a highly sought-after and rapidly developing area, this property is just 450 meters from KGH. For even greater potential, consider combining with neighboring properties to pursue up to a 6-story development approval. Demolition costs are approximately \$25,000 (with a quote available), and there is NO ASBESTOS on the premises. A pre-demolition inspection report is available to verify this. This is a prime location and lot, offering a wealth of opportunities for the savvy investor or developer. The appraisal of this property is \$1.35 Million and a copy is attached in supplement. Pictures are of the completed product once constructed. (id:6769)

Bedroom 10'2" x 9'6"  
 Bedroom 11'0" x 10'0"  
 Bedroom 9'8" x 9'2"  
 Bedroom 10'4" x 10'2"  
 Bedroom 10'2" x 9'6"  
 Bedroom 10'0" x 9'0"

Bedroom 11'2" x 9'7"  
 4pc Bathroom Measurements not available  
 Primary Bedroom 12'0" x 12'0"  
 Bedroom 10'0" x 9'2"  
 4pc Bathroom Measurements not available  
 Dining room 11'0" x 11'0"

4pc Bathroom Measurements not available  
 Kitchen 13'0" x 10'0"

Living room 16'0" x 15'0"

Listing Presented By:



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<http://www.sambelete.royalpage.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
 Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royalpage.ca](mailto:lorneayers@royalpage.ca)

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