325 Dougall Road Kelowna British Columbia

$1,499,000

Introducing a prime 0.21-acre corner lot in Kelowna, positioned at Dougall Rd S and Jurome Ave, this development opportunity is zoned UC4, allowing for 4-story buildings with a potential FAR with bonuses of 2.4. Sewer is at the lot line. Nestled in a rapidly expanding neighborhood, this property is not only close to essential amenities but also benefits from its proximity to transit options, the local transit exchange, and Plaza 33 shopping center, featuring Save on Foods. This enhances its appeal, offering developers the chance to significantly impact Kelowna's urban growth. With the additional convenience of an assumable mortgage and potential for a Vendor Take-Back (VTB) mortgage, financial flexibility is at your fingertips. This lot represents a rare opportunity to contribute to Kelowna's community and skyline, making it a strategic investment for those looking to shape the future of one of Canada's most desirable locations. Act now to secure this valuable piece of Kelowna's developing landscape. (id:6769)

Bedroom ' x '

Bedroom ' x '

Bedroom ' x '

Full bathroom Measurements not available

Full bathroom Measurements not available

Primary Bedroom 12'9'' x 10'5''

Kitchen 10'9'' x 11'2''

Living room 19'2'' x 11'4''

Listing Presented By:

ESTATEVUE 360°

Originally Listed by:
eXp Realty (Kelowna)

http://www.sellingkelownarealestate.com/

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