

396 Moubray Road Kelowna British Columbia

Prime Development Opportunity - Full Duplex with Suite on 0.54 Acres Adjacent to Ballou Park Strategically located next to the newly developed Ballou Park, this full duplex--with a basement suite on one side--sits on a 0.54-acre lot offering excellent holding income and long-term potential. The site boasts valley views and comes with plans in place for 4 new duplexes (8 units total). This is a turnkey opportunity for developers or investors seeking a nearly shovel-ready infill project in a rapidly growing area. Surrounded by new infrastructure and green space, this property offers strong upside in both density and desirability. Property outlines are approximate and may not be exact. Actual property lines may vary. (id:6769)

Primary Bedroom 12'1" x 10'4" Bedroom 12'2" x 9'2" Full bathroom 10'5" x 7'1" Living room 13'4" x 11'10" Kitchen 13'7" x 6'10" Primary Bedroom 12'1" x 10'4" Bedroom 12'2" x 9'2" Full bathroom 10'5" x 7'1" Living room 13'4" x 11'10" Kitchen 13'7" x 6'10" Bedroom 12'1" x 9'5" Full bathroom 7'8" x 5'0" Laundry room 7'8" x 7'8" Full bathroom 7'8" x 5'0" Bedroom 12'2" x 10'7" Bedroom 12'1" x 9'5" Family room 12'0" x 15'0"



Originally Listed by: Century 21 Assurance Realty Ltd

http://mattglen.ca/



LePage

#4002 - 2271 Harvey Ave , Kelowna, BC,

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

The property information on this website is derived from the Canadian Real Estate Association''s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the guality of services provided by real estate professionals who are members of CREA.