396 Moubray Road Kelowna British Columbia

$1,850,000

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