



## 462 Valley Road Kelowna British Columbia

\$1,699,999

Opportunity to purchase a large land assembly with solid rental income potential plus future upside as increased density multifamily development. 1.90 Acres (82,764 SF) land assembly, 7 titles. Located in Glenmore, in close proximity to Kelowna Golf and Country Club. This property comes under Village Centre (VC) Zoning ( FAR up to 2.05), which allows 6 storey apartments Townhomes/apartment combo or the possibility for mixed commercial. There are multiple developments underway in this area. Walking distance to all amenities, convenience stores, Save on Food, Banks, Starbucks, Tim Hortons, Dollar Store, McDonald and roughly 10 minutes drive to Downtown, UBCO, and Airport. (Total 7 homes included in this assembly - 444/450/456/462/468/474 Valley Rd,1990 Raisanen Rd) (id:6769)

Utility room 17' x 12'

3pc Bathroom 5' x 7'

Bedroom 11' x 12'

Family room 16' x 13'

Bedroom 10'6" x 10'6"

Bedroom 10' x 12'

4pc Bathroom 12' x 6'

Primary Bedroom 12' x 12'

Dining room 9'6" x 14'

Living room 18' x 14'

Kitchen 13' x 9'6"

Listing Presented By:



Originally Listed by:  
RealtyMonX



Royal

**LePage**

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