



## 550 Patterson Avenue Kelowna British Columbia

\$1,279,000

ATTENTION DEVELOPERS & INVESTORS! Prime opportunity in the heart of Kelowna! This well-maintained single-family home with a carriage house offers exceptional potential when combined with the adjoining properties at 530 & 540 Patterson (MLS# 10313190 & 10313085), totaling 0.46 acres of development-ready land. Currently zoned MF1 within the C-NHD, this site sits on the transit corridor--making it ideal for MF3 zoning and a potential six-storey apartment development. The City of Kelowna has recently installed new sewer lines along the alley, further enhancing development readiness. In the meantime, both the main home and carriage home offer strong rental income potential, making this an excellent holding property. Alternatively, the lot could support a townhome development, following the successful projects nearby. Don't miss this rare opportunity to secure a key parcel in one of Kelowna's most promising urban growth areas! (id:6769)

Primary Bedroom 11'2" x 23'11"  
3pc Bathroom Measurements not available  
Living room 12'3" x 23'1"  
Kitchen 9'10" x 11'6"  
2pc Bathroom Measurements not available  
Bedroom 9'1" x 11'4"  
Bedroom 11'7" x 12'1"  
4pc Bathroom Measurements not available  
Workshop 10'1" x 13'4"

Other 8'11" x 13'4"  
Storage 6'5" x 8'2"  
Living room 14'1" x 16'9"  
Laundry room 5'2" x 6'9"  
Kitchen 8'10" x 13'3"  
Dining room 5'6" x 8'6"  
Bedroom 8'9" x 12'0"  
Bedroom 9'7" x 12'4"  
4pc Bathroom Measurements not available

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