



## 795 Elliot Avenue Kelowna British Columbia

\$1,445,000

PRIME DEVELOPMENT PROPERTY!! . Great Investment opportunity, ""TWO HOUSES"" on the lot currently pulling in a whopping \$7200/month. The MF1 Zoning on this property will allow for 6 dwelling units The house at 795 Elliot is a cute 2 bedroom/1 bathroom renovated Rancher with a huge full height crawlspace. The second legal non conforming house situated at the back of the property for privacy and fronting on Copeland features 2 bedrooms and 1 bathroom upstairs as well as a 2 bedroom /1 bathroom self contained suite. Measurements and room dimensions shown in the listing are as follows: \*Level 1: is for the 2 Bedroom Rancher plus 700 sq crawlspace \*Level 2: is for the Second Home 2 Bedroom Suite \*Level 3: is for the Second Home 2 Bedroom Main Floor The location of this property close to Downtown, Okanagan College, Kelowna Hospital, Pandosy Village, Beaches, Schools and Transit make this an ideal and superb location. Whether you choose to live in one and rent the others or continue to rent out all 3 this is an amazing opportunity to invest in the future. At this price with the current revenue being generated, the location and the development potential this property is truly unique. (id:6769)

Utility room 5'10" x 5'9"

Bedroom 12'7" x 13'11"

Primary Bedroom 12'8" x 13'10"

4pc Bathroom 9'2" x 4'10"

Laundry room 7'2" x 5'9"

Living room 12'7" x 11'11"

Dining room 12'8" x 8'6"

Kitchen 13'4" x 12'1"

4pc Bathroom 8'7" x 4'11"

Bedroom 13'0" x 9'3"

Primary Bedroom 11'9" x 13'1"

Kitchen 11'9" x 12'7"

Dining room 12'2" x 10'2"

Living room 15'3" x 25'9"

4pc Bathroom 8'7" x 6'5"

Bedroom 8'7" x 11'5"

Primary Bedroom 11'7" x 9'0"

Living room 11'4" x 12'8"

Laundry room 11'1" x 9'10"

Listing Presented By:



Originally Listed by:

Royal LePage Kelowna



Royal

LePage

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