



1494/1496 Elm Street Kelowna British Columbia

\$1,000,000

Developers, investors, and forward-thinkers--this is the opportunity you've been waiting for! This FULL duplex sits in one of Kelowna's most strategically positioned locations, offering immediate rental income potential -- including Airbnb -- AND long-term redevelopment upside within the city's Transit Supportive Corridor Pilot. No strata fees, ample parking, the property is as practical as it is promising. Each side features 3 bedrooms & 2 bathrooms, with 1494 vacant for immediate possession, while 1496 is rented. The homes are mostly original--prime for renovation, value-adding upgrades, or holding as-is while planning your next move. Both sides have private yards, and 1494 features a detached 18' x 24' garage perfect for trades, storage, or workshop use. The property backs onto Duggan Park, offering instant access to green space and a dog park. Just off Bernard Avenue, you're steps from the new Parkinson Recreation Centre, schools, the Apple Bowl, restaurants and the Landmark District. Transit access is exceptional. With two water services, two sewer lines, and a concrete block dividing wall, future stratification may be possible. Even more compelling: positioned at the crest of the hill, this lot (and the adjacent lot) offers future Okanagan Lake views--a major advantage for multi-unit housing development. Hold, rent, renovate, stratify, or redevelop--this property is a rare blend of present-day practicality and future-ready potential. (id:6769)

Listing Presented By:



Originally Listed by:
Vantage West Realty Inc.

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|---------------------------|---------------------------|
| Other 10'1" x 5'2" | Bedroom 10'3" x 11'1" |
| 3pc Bathroom 6'11" x 8'0" | Bedroom 9'10" x 11'5" |
| Bedroom 10'3" x 11'1" | Family room 21'5" x 10'8" |
| Other 5'2" x 3'8" | 3pc Bathroom 7'3" x 7'1" |
| Bedroom 9'10" x 11'5" | Kitchen 17'1" x 16'5" |

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Primary Bedroom 10'9" x 11'5"

Laundry room 7'5" x 7'2"

Other 10'1" x 5'2"