



154 Applebrooke Crescent Kelowna British Columbia

\$1,850,000

Prime investment opportunity in the Glenmore area of Kelowna. Gross potential MONTHLY revenue of \$11,000+, easily scaled up higher. 0.563 acre lot, currently zoned RU2 but with future land use of C-NHD; potential rezoning to MF1 / MF2 to allow for a multi-family use. Main floor with 10 bedrooms... yes you read that right. Lower level with additional 4 bedrooms. 5 bathrooms total. 14 bedroom 5798 sq.ft. home is prime for rental revenue while waiting for your future development; alternatively, one could potentially rezone the site, and build additional unit(s) on the excess land for even further cash flow. The property has 2 street frontages. This is one of the rare properties where it carries immense value as-is as a cash flow asset; you can easily pay off the mortgage + retain profit while you decide on what you want to do with the land. Now that the OCP is in and its clear what you can accomplish on this C-NHD designated property, the choice is yours on how you decide to best utilize this property. Do not visit the property without an appointment. Recent renovations include flooring changes in the main part of the home, basement suite walls, ceiling, pot lights, paint etc., main house furnace + AC 2022. (id:6769)

- Bedroom 1' x 1'
- Bedroom 1' x 1'
- Bedroom 1' x 1'
- Bedroom 1' x 1'
- Bedroom 1' x 1'
- Bedroom 1' x 1'
- Bedroom 1' x 1'
- Bedroom 1' x 1'
- Bedroom - Bachelor 48'0" x 27'0"
- Sauna 6'3" x 8'9"
- 3pc Bathroom 7'11" x 8'9"
- 3pc Bathroom 6'8" x 8'9"
- 3pc Ensuite bath 6'0" x 8'0"
- Primary Bedroom 20'0" x 11'0"
- Bedroom 11'7" x 12'10"

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Listing Presented By:



Originally Listed by:
RE/MAX Kelowna

<http://www.scottmarshallhomes.com/>

RE/MAX Kelowna

RE/MAX Kelowna

100-1553 Harvey Avenue ,
Kelowna, BC, V1Y 6G1

Phone: 250-870-6145
dallas@remaxkelowna.com