



# 3116 Appaloosa Road Kelowna British Columbia

\$2,190,000

Potential for industrial redevelopment, in the Appaloosa/Sexsmith area of Kelowna. Single family home on 1 acre, currently zoned RR2, this property has been identified, in the City of Kelowna's 2040 OCP, with a future use designation of IND - Industrial, similar to neighbouring properties that have been successfully rezoned to I2. Existing home, built in 1985, totals +/-2,193 SF with +/-1,223 SF on the main and +/-970SF on a lower/basement level and includes 4 bedrooms and 3 bathrooms. In-law a suite on the lower level (not legal) with a separate entrance. Double garage and a detached workshop, 32' x 20' with a loft. Home could provide holding income if rented, while waiting for redevelopment. The property has easy access to and from Highway 97 N via Sexsmith Rd and is only minutes from UBC Okanagan, Kelowna International Airport and Highway 33. (id:6769)

3pc Bathroom 8'1" x 6'3"  
 Other 21'10" x 23'3"  
 2pc Ensuite bath 4'1" x 4'9"  
 Primary Bedroom 15'8" x 12'4"  
 Living room 18'4" x 15'4"  
 4pc Bathroom 7'11" x 9'11"  
 Bedroom 9'7" x 8'11"

Dining room 8'11" x 11'10"  
 Kitchen 11'1" x 17'6"  
 Laundry room 7'9" x 8'11"  
 Living room 18'2" x 13'11"  
 Bedroom 9'0" x 11'7"  
 Kitchen 31'0" x 10'11"  
 Primary Bedroom 13'3" x 10'11"

Listing Presented By:



Originally Listed by:  
 RE/MAX Kelowna

<https://www.commercialbc.com/>

**RE/MAX Kelowna**

**RE/MAX Kelowna**

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

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

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.