



# 3116 Appaloosa Road Kelowna British Columbia

\$2,190,000

Potential for industrial redevelopment, in the Appaloosa/Sexsmith area of Kelowna. Single family home on approx. 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 +/-970 SF 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. Value is in the land, but the house is well-maintained. Interior photos and a full Matterport tour are available on request to qualified parties. (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:



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