



3343 Gordon Drive Kelowna British Columbia

\$899,000

Exceptional Investment/Development Opportunity in Lower Mission: This is the most affordable 4-bedroom property in Lower Mission, offering an excellent opportunity for both investors and developers. Situated on a prime corner lot, this property features a spacious layout across multiple levels: Upper Level: 3 generous bedrooms and 2 bathrooms. Main Level: Expansive living areas, a well-appointed kitchen, and a dining space. This level also includes a 4th bedroom, ideal for flexible living arrangements. Basement: Unfinished and awaiting your creative vision. The basement currently has no external exit, but one can easily be added. Water and power are already available, making it ready for your plans. Built in 1987 by a German builder for himself, the home is in solid condition and boasts high-quality construction. However, if you prefer to explore redevelopment options, the property is zoned MF1, which allows for up to 6 units. Draft development plans are available in the supplement section. This property is just 700 meters from Okanagan College, making it an ideal candidate for student accommodation, with the potential to generate \$5,000 per month in rental income (current tenants are two single renters). This makes it a cash flow-positive rental property with great income potential and CAP. Additional Notes: All measurements are approximate. Please verify if important. (id:6769)

3pc Bathroom 5' x 7'
Bedroom 9' x 9'
3pc Bathroom 10' x 10'
Bedroom 10' x 10'
Bedroom 10' x 10'
Laundry room 6' x 8'
3pc Bathroom 6' x 6'

Primary Bedroom 10' x 10'
Family room 13' x 16'
Kitchen 7' x 11'
Dining room 10' x 8'
Living room 12' x 15'
Foyer 6' x 7'

Listing Presented By:



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