



# 453 Morrison Avenue Kelowna British Columbia

\$2,290,000

This cash flow rental property boasts an enviable location just steps away from the beach & Kelowna General Hospital. Featuring an impressive layout of 12 bedrooms & 14 bathrooms spread over 6,350 sq ft of living space, this property offers endless investment possibilities. Situated on a large .2-acre lot, this property is currently zoned MF1B with C-NHD future zoning, opening doors to lucrative development opportunities and ensuring value appreciation over time. Fully rented and Fully property managed, there are shared kitchen, laundry room, lobby, dining room, entertainment space, outdoor BBQ, manager's suite (with kitchen) etc. This investment guarantees an immediate stream of income, fueling your financial aspirations from day one. And let's not forget about the unbeatable location - nestled within Pandosy Village, you'll be surrounded by commercial retails, restaurants, parks, and the tranquil beach just a block away. This investment isn't just about immediate returns; it's about securing your future in one of Kelowna's most sought-after areas. With potential for various business opportunities such as boarding or lodging houses, group homes, childcare, home-based businesses, care homes, senior centers, and more, the possibilities are endless. Don't miss out on this rare opportunity to invest in both cash flow and future development potential in Kelowna's premier neighborhood (id:6769)

3pc Bathroom 5'0" x 5'0"

Bedroom 13'3" x 11'0"

2pc Bathroom 5'0" x 5'8"

2pc Bathroom 5'0" x 5'8"

Other 34'8" x 15'3"

Bedroom 15'6" x 10'7"

Bedroom 14'4" x 14'4"

5pc Bathroom

3pc Bathroom 8'0" x 4'9"

Living room 12'7" x 21'4"

Kitchen 11'0" x 11'3"

Bedroom 10'10" x 10'2"

1pc Bathroom 6'6" x 6'6"

2pc Bathroom 4'10" x 5'10"

2pc Ensuite bath 4'10" x 5'10"

Primary Bedroom 12'6" x 17'0"

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**RE/MAX Kelowna**

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Bedroom 19'0" x 13'3"

3pc Bathroom 5'0" x 5'0"

Bedroom 16'2" x 11'0"