



740 & 746 Raymer Avenue Kelowna British Columbia

\$1,290,000

Exceptional opportunity in Kelowna's sought-after Lower Mission/Raymer neighbourhood! 746 & 740 Raymer Ave presents a rare full duplex with an additional suite, effectively creating three income-producing units on one property. One side offers a beautifully updated 3-bedroom home ideal for strong market rents or owner-occupancy, while the other side is complemented by an additional dwelling, delivering three, diversified revenue streams. Set on a generous lot in a prime, walkable location, you're steps to top-rated schools, parks, and transit, and just minutes to the Lower Mission shopping district, Pandosy Village, and a wide selection of dining and everyday amenities. Enjoy the Okanagan lifestyle with nearby beaches, the H2O Adventure + Fitness Centre, and an extensive network of walking and biking trails. Adding significant upside, the property is zoned for up to six dwellings, offering outstanding redevelopment potential in one of Kelowna's most in-demand areas. Whether you're looking for immediate cash flow, a live-in investment, or a future development play, this property delivers unmatched flexibility, location, and long-term value. (jd:6769)

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|--------------------------------|-------------------------------|
| Primary Bedroom 13'4" x 11'10" | Bedroom 10'2" x 9'3" |
| Mud room 16'7" x 5' | Bedroom 9'11" x 13'3" |
| Living room 18'9" x 15'2" | 4pc Bathroom 7'1" |
| Living room 9'6" x 9'7" | 4pc Bathroom 8'2" x 7'7" |
| Laundry room 7'9" x 7'8" | Storage 8'8" x 8'5" |
| Kitchen 18'10" x 10'5" | Primary Bedroom 10'3" x 22'6" |
| Kitchen 8'9" x 10'10" | Mud room 7'2" x 9'11" |
| Dining room 10'1" x 7'11" | Living room 18'10" x 15' |
| Dining room 8'3" x 9'7" | Laundry room 7'6" x 6' |
| Bedroom 10'4" x 11'4" | |

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