



760 Cadder Avenue Kelowna British Columbia

\$999,998

Exceptional opportunity to own a 50' x 122' lot with valuable rear lane access in one of Kelowna's most sought-after neighbourhoods. Previously approved under MF1 zoning, this property comes with architectural drawings for a proposed 4-unit multiplex, which are included in the purchase price, offering an excellent head start for your redevelopment plans (buyer to verify with the City of Kelowna). The existing home features 2 bedrooms and 1 bathroom and is solidly built with a separate basement entrance, providing excellent suite potential or holding income while you plan your future development. The spacious rear yard remains largely undeveloped, creating additional possibilities for future improvements. Located just a 3-block walk to Kelowna General Hospital, this property is also only a 15-minute walk to Downtown Kelowna, the waterfront, restaurants, shopping, and numerous amenities. Surrounded by newly constructed multiplex developments, this property is ideally positioned for investors, builders, and developers looking to capitalize on the area's continued growth and strong demand for housing. (id:6769)

Storage 38'5" x 7'6"

Laundry room 6'9" x 3'

Recreation room 38'5" x 11'

Kitchen 7'4" x 11'6"

4pc Bathroom 7'6" x 8'4"

Living room 15'7" x 13'6"

Dining room 16' x 11'6"

Primary Bedroom 15'2" x 11'4"

Bedroom 11'4" x 8'3"

Listing Presented By:



Originally Listed by:
Realtymonx

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.