



## 785 Clement Avenue Kelowna British Columbia

\$695,000

Looking for a great short-term investment and a fantastic long-term opportunity? This home sits on an oversized lot with lane access, right in the heart of Kelowna's fastest-growing district. Just steps from brew pubs, restaurants, and more—and only a short walk to the beach or downtown core. With rental revenue of \$4,095 per month from excellent tenants, in-unit laundry, and recent renovations, it's an ideal holding property if you're not quite ready to develop. The City is very supportive of future development along the transit corridor. Call today for more details on this opportunity. (id:6769)

Laundry room 9'7" x 7'7"

Full bathroom 9'7" x 7'8"

Bedroom 13'0" x 11'4"

Primary Bedroom 13'3" x 11'3"

Kitchen 11'6" x 11'3"

Living room 16'3" x 13'0"

Full bathroom Measurements not available

Other 11'7" x 9'10"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives Realty

<http://www.bcguaranteed.com/>

**RE/MAX Kelowna**

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