



## 861 Martin Avenue Kelowna British Columbia

\$1,175,000

House and Carriage house on a large MF1 zoned lot. This is an investor/developer's dream property. It has strong holding power right now as well as great development potential in the future in an ideal location to maximize your investment now and later. The oversized, 55 ft x 135 ft lot with alley access (.17 acres or 7,425 sqft) allows a developer to build bigger than average units in a future 4 plex or 6-plex that can be sold for more when finished. It would also allow for 2 duplexes instead of 1 fourplex to be built, similar to what was done across the street. In the meantime, the main home and carriage house are bringing in good rental income with great tenants until the time is right to start your development project. Like I said, this is an investor/developers dream property to purchase. (id:6769)

Full bathroom 6'5" x 7'10"

Bedroom 12'1" x 8'11"

Primary Bedroom 15'4" x 11'1"

Living room 17'9" x 13'

Kitchen 17'9" x 11'5"

Full bathroom 12'8" x 8'10"

Bedroom 12'8" x 13'

Full bathroom 11' x 9'10"

Primary Bedroom 12'8" x 11'10"

Partial bathroom 15'4" x 13'3"

Bedroom 12'11" x 13'4"

Kitchen 13'8" x 9'10"

Dining room 8'10" x 14'10"

Living room 18'5" x 13'4"

Listing Presented By:



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Century 21 Assurance Realty Ltd

<http://mattglen.ca/>



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