

# 1244 Sutherland Avenue Kelowna British Columbia

\$1,450,000

2-home land assembly ready for redevelopment in the evolving Capri neighborhood. This property, combined with the neighboring 1254 Sutherland Ave, offers 148 feet of frontage along the transit corridor of Sutherland Ave and 122 feet depth, totaling 0.42 acres of UC2 zoned properties. This area is transitioning from single-family to multi-family residences, supporting multi-family construction up to 6 storeys. The location is unmatched compared to other development sites, situated on the transit corridor just steps away from the Capri Shopping Centre. Adding to its appeal is a transit stop directly in front, which aligns with potential for higher density due to provincial/City bylaw changes. Capitalize on this opportunity within the Capri-Landmark Community Plan. (id:6769)

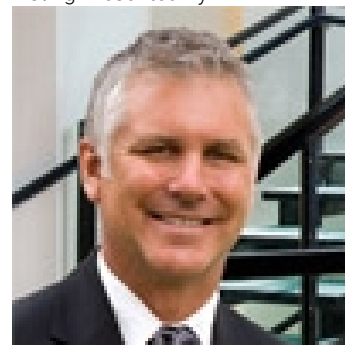
Living room 15' x 10'

Full bathroom 6' x 6'

Kitchen 8' x 6'

Primary Bedroom 10' x 10'

Listing Presented By:



Originally Listed by:  
eXp Realty (Kelowna)

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



**Royal**

**LePage Kelowna**

#1-1890 Cooper Rd., Kelowna, BC,  
V1Y-8B7

Phone: 250-869-9119  
gregclarke@royallepage.ca

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.