



## 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:



Originally Listed by:  
Century 21 Assurance Realty Ltd

<http://mattglen.ca/>



**Royal**

**LePage Kelowna**

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

Phone: 250-869-9119  
[gregclarke@royallepage.ca](mailto: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.