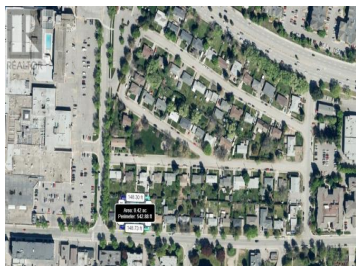
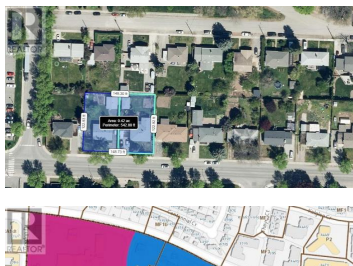


## 1254 Sutherland Avenue Kelowna British Columbia

Kelowna South

**\$1,450,000**



2-home land assembly ready for redevelopment in the evolving Capri neighborhood. This property, combined with the neighboring 1244 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)

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