



## 157-163 Cariboo Road Kelowna British Columbia

North Glenmore

# \$2,698,000



Discover a remarkable opportunity for investors and developers! This land assembly features two adjacent lots totaling 0.77 acres (33,541.12 SQF), strategically located in a high-demand area. The site is currently in the process of being approved for a 19-unit townhome development, offering immense potential for multi-family housing under the proposed OCP 2040 zoning. Key Highlights: Development Potential: Zoned for multi-family use, supporting a 19-townhome project (in process). Central Location: Conveniently situated just steps from public transportation, minutes from restaurants, grocery stores, and essential amenities. Proximity to Major Hubs: Close to UBC Okanagan, Kelowna Airport, and other key destinations. Rental Income: Both properties generate rental income, providing cash flow during the planning and approval phases. Why Invest? This site offers unparalleled potential for growth and returns in a thriving community with increasing demand for quality housing. Don't miss your chance to capitalize on this rare opportunity to shape the future of housing in a prime location. (id:6769)

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