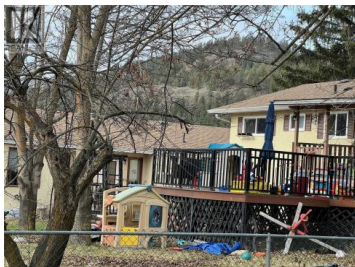




## 163 Cariboo Road Kelowna British Columbia

North Glenmore

**\$1,399,000**



This is a rare opportunity for investors and developers! Located in the highly desirable and quiet North Glenmore neighborhood, this 0.39-acre property is perfectly situated for development. The plans for a 19-unit development are ready for submission, including both this property and the adjacent 163 Cariboo Rd property. The current MF1 zoning allows for multi-family development, and the property is centrally located within minutes of schools, shopping centers, and downtown, making it a prime location for future residents. The property currently features a charming 2-bedroom plus den, 2-bathroom country cottage with a covered backyard. It is rented to a wonderful family at a discounted rate of \$2,500/month, providing immediate rental income. Highlights: Rare development opportunity in North Glenmore 19-unit plans ready for submission 0.39-acre lot with MF1 zoning Centrally located, close to schools, shopping, and downtown Existing rental income from a charming country cottage (id:6769)



**RE/MAX Kelowna**  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada

### Kara Rosart

Oakwyn Realty Okanagan

Phone: (250) 863-1274

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

