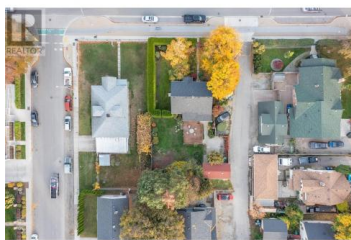


1754 Ethel Street Kelowna British Columbia

Kelowna South

\$819,900



.23-Acre Development Lot with Assembly Potential. This is your chance to secure a .23-acre development lot in a rapidly evolving area just minutes from downtown Kelowna. With 71 feet of frontage along Ethel Street and 143 feet along Saucier Avenue, the site offers excellent street exposure and flexibility in design. Ideally suited for townhome development under the new Official Community Plan, this property presents outstanding potential for investors and builders alike. There is an opportunity to build up to 10 stacked townhouse units on this lot alone. What makes this opportunity even more attractive is the potential for a land assembly with the neighboring lot (MLS 10351195)--together offering nearly half an acre of prime development space with the potential to build up to 25 units. Alternatively, you could choose to renovate the existing home and bring it back to life. The current layout features 3 bedrooms and 1 bathroom on the main floor, a full-sized stand-up attic, and a partially finished basement that includes 2 additional bedrooms, a rec room, workshop area, and a cooler/wine room--making it a great candidate for those looking to blend character with functionality. Whether you're looking to build and hold, renovate and live, develop a small-scale multi-unit project, or explore a larger assembly opportunity, this property is well-positioned for growth. Don't miss ...



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