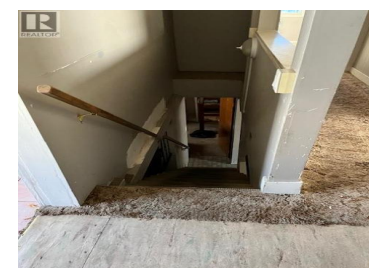
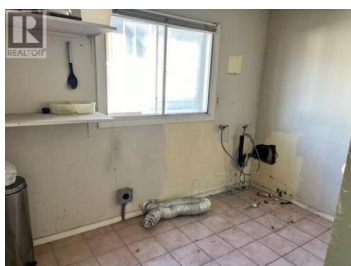




2166 Aberdeen Street Kelowna British Columbia

Kelowna South

\$1,090,000



This expansive 9-bedroom, 3-bathroom property with a single garage and alleyway access offers incredible potential for development. Zoned MF4, this site is primed for multi-family development. And with a land assembly, up to 6 stories can be built. While the house itself is in poor condition and a tear down, an estimated renovation quote of \$177,000 is available should you choose to restore the property. A detailed proposal can be shared upon request.

Alternatively, the property could serve as a boarding home in its current state, if renovated. The seller has already prepared development plans for a triplex, featuring a duplex with rear access and a charming detached home at the front. Once built, the three units could be sold separately. Located in a highly sought-after and rapidly developing area, this property is just 450 meters from KGH. For even greater potential, consider combining with neighboring properties to pursue up to a 6-story development approval. Demolition costs are approximately \$25,000 (with a quote available), and there is NO ASBESTOS on the premises. A pre-demolition inspection report is available to verify this. This is a prime location and lot, offering a wealth of opportunities for the savvy investor or developer. The appraisal of this property is \$1.35 Million and a copy is attached in supplement. Pictures are of the completed product once constructed...



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