



## 3116 Appaloosa Road Kelowna British Columbia

North Glenmore

**\$2,190,000**



Potential for industrial redevelopment, in the Appaloosa/Sexsmith area of Kelowna. Single family home on 1 acre, currently zoned RR2, this property has been identified, in the City of Kelowna's 2040 OCP, with a future use designation of IND - Industrial, similar to neighbouring properties that have been successfully rezoned to I2. Existing home, built in 1985, totals +/- 2,193 SF with +/- 1,223 SF on the main and +/- 970 SF on a lower/basement level and includes 4 bedrooms and 3 bathrooms. In-law suite on the lower level (not legal) with a separate entrance. Double garage and a detached workshop, 32' x 20' with a loft. Home could provide holding income if rented, while waiting for redevelopment. The property has easy access to and from Highway 97 N via Sexsmith Rd and is only minutes from UBC Okanagan, Kelowna International Airport and Highway 33. (id:6769)

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