



## 471 Cadder Avenue Kelowna British Columbia

Kelowna South

**\$889,000**



Opportunity in one of Kelowna's most sought-after locations. This MF4-zoned property at 471 Cadder Ave offers strong holding value with future development potential, complete with desirable corner positioning and lane access. Set on a 0.15-acre lot, this 1,800+ sq ft home provides flexibility for investors looking to generate income now while planning for what's next. The home features 2 bedrooms and 3 bathrooms, with a layout that lends itself well to a potential suite thanks to a separate entrance. Key mechanical updates include a furnace (5 years), hot water tank (8 years), and a roof approximately 10 years old--giving confidence for the years ahead. The location is where this property truly stands out. Just a short walk to Abbott Street, Okanagan Lake, and nearby parks, this is a highly desirable area for both tenants and future redevelopment. With a walk score of 81 and a bike score of 92, getting to downtown Kelowna is quick and effortless by bike or e-scooter. Whether you're looking to hold, rent, or explore development potential, this is a rare opportunity to secure a prime piece of land in a location that continues to see strong demand. (id:6769)

### Brandon Grass

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