



550 Patterson Avenue Kelowna British Columbia

Kelowna South

\$1,279,000



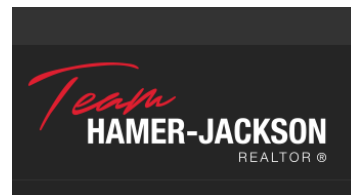
ATTENTION DEVELOPERS & INVESTORS! Prime opportunity in the heart of Kelowna! This well-maintained single-family home with a carriage house offers exceptional potential when combined with the adjoining properties at 530 & 540 Patterson (MLS# 10313190 & 10313085), totaling 0.46 acres of development-ready land. Currently zoned MF1 within the C-NHD, this site sits on the transit corridor--making it ideal for MF3 zoning and a potential six-storey apartment development. The City of Kelowna has recently installed new sewer lines along the alley, further enhancing development readiness. In the meantime, both the main home and carriage home offer strong rental income potential, making this an excellent holding property. Alternatively, the lot could support a townhome development, following the successful projects nearby. Don't miss this rare opportunity to secure a key parcel in one of Kelowna's most promising urban growth areas! (id:6769)

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