



698 Balsam Road Kelowna British Columbia

Lower Mission

\$1,199,999



A rare Lower Mission opportunity that checks every box for investors, developers, and end users alike. Set on a flat and expansive 0.36-acre lot (approx. 15,616 sq.ft.) with excellent frontage, this property offers outstanding future redevelopment potential through subdivision (buyer to verify). The 3,115 sq.ft. home features a spacious 4-bedroom main residence plus a 2-bedroom, 1-bath legal suite (to verify) with separate driveways, entrances, and laundry. A unique side-by-side configuration provides flexibility for multi-generational living or strong rental appeal. Currently 4 bed side is rented for \$3,200 per month including utilities and 2 bed side is vacant potential \$1800. This is a solid income-producing hold while planning future possibilities. A large 25' x 27' detached garage/workshop adds exceptional value for storage, hobbies, or a home-based business. Located directly next to Dorothea Walker Elementary and surrounded by parks, beaches, shopping, and recreation, this is a location families love. With ongoing redevelopment transforming Balsam Street into one of Lower Mission's most sought-after corridors, this is a rare chance to secure a premium lot with tremendous upside in today's market. (id:6769)

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