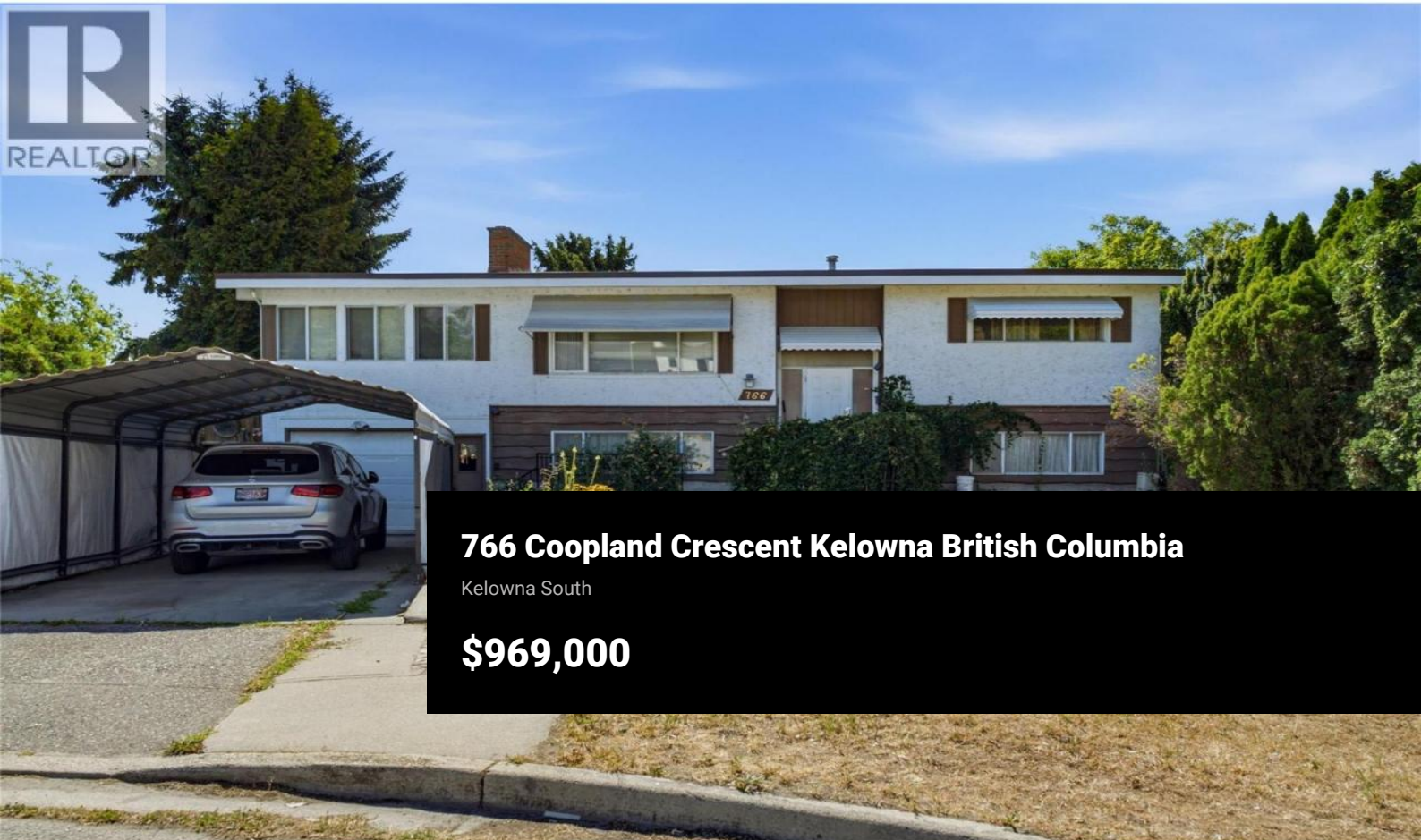




## 766 Cooplund Crescent Kelowna British Columbia

Kelowna South

# \$969,000



Investor & Developer Alert! Prime UC5 Redevelopment Opportunity in Kelowna South. This 0.25-acre flat lot with laneway access is ideally located on a quiet cul-de-sac in one of Kelowna's most sought-after redevelopment areas. Zoned UC5, the property offers excellent potential for a fourplex, townhouse development, or low-rise apartment (subject to City of Kelowna approvals and lot size requirements). Just a 10-minute walk to schools, beaches, parks, shopping, and everyday amenities, the location is ideal for future residential development and highly desirable for tenants or owners alike. The existing 4-bedroom, 2-bathroom home provides strong holding or rental income while development plans are explored. The functional layout features two bedrooms on the main floor, plus two additional bedrooms and a spacious flex/great room in the basement, offering excellent flexibility for families, multi-generational living, or rental use. With strong redevelopment potential, a premium central location, and an existing home that can generate income, this property is an outstanding opportunity for investors, builders, and developers looking to capitalize on Kelowna South's continued growth. As an added bonus, the mature yard includes cherries, apples, pears, purple and golden plums, multiple varieties of grapes, and winter melon, creating a unique setting while you plan your next project....



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