



## 795 Lawson Avenue Kelowna British Columbia

Kelowna North

**\$1,044,000**



Attention Investors / developers! Seize an unparalleled opportunity at this impressive 6,534 square foot corner lot, ideally situated in one of Downtown Kelowna's most desirable and rapidly revitalizing areas. With an MF1 zoning designation, this property is a prime canvas for multi-family residences, offering exceptional potential for your next project. The existing house and large detached garage offer immediate holding income as you plan your development, or can be a base for initial planning. This isn't just a property; it's a chance to capitalize on a fantastic investment in a vibrant, growth-oriented neighborhood that's currently experiencing an influx of new builds. You'll be just a short walk from the bustling downtown core, where you can enjoy an array of shopping, diverse dining, cultural experiences, and beautiful Okanagan Lake beaches, all with convenient public transit access. The upcoming UBCO campus is set to further enhance the area's appeal and future demand. The lot's strategic corner location, at the intersection of an alley, allows for access from three sides, presenting numerous versatile development opportunities. For added convenience, Kelowna International Airport (YLW) and Okanagan Lake are each only a short quick 15-20 minute drive, ensuring easy access to both travel and local recreation. Don't miss out on this exceptional chance to make your mark...



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