



## 799 Sutherland Avenue Kelowna British Columbia

Kelowna South

**\$949,000**



INVESTOR ALERT! SEIZE YOUR OPPORTUNITY TO PURCHASE THE LOWEST PRICED 0.18 ACRE (56'x138') MF1 ZONED LOT IN SOUTH KELOWNA! 799 Sutherland Avenue is currently located within the designated Core Neighbourhood (C-NHD) designation of Kelowna's 2040 Official Community Plan (OCP) plan and there's an abundance of street parking and alley access to our site. The city supports infill development of 6 ground-oriented residential dwelling units or less and there may be opportunity to land assemble with a neighbour. St. Joseph private school is located on the same block as us, and the beach, KGH hospital, multiple grocery stores, boutiques, several parks, and restaurants are all within a short walk. This is a prime location that's culturally rich, on the transit route and already flourishing with new development. Don't miss this rare opportunity to build in one of Kelowna's most thriving neighbourhoods! (id:6769)



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