



1011-1013 Lawson Avenue Kelowna British Columbia

\$1,080,000

INVESTORS o DEVELOPERS o MULTI-GENERATIONAL FAMILIES – 1st time offered for sale in 34 years! This full side-by-side duplex presents a rare opportunity to generate rental income, accommodate extended family, or landbank a prime site for redevelopment. Situated on a 0.21-acre corner lot in Downtown Kelowna, the property offers approx. 117 ft of frontage along Lawson Avenue and 76 ft along Graham Street. Its TS1 zoning supports higher-density infill and a variety of residential formats, including apartments, townhomes, and long-term rental housing. The site permits development of up to 6 storeys and a max. density of 2.05 FAR, with the potential for an additional 0.3 FAR bonus for qualifying rental or affordable housing projects. The 1013 residence offers 5 bedrooms and 2 full bathrooms. The main level features a kitchen, living room, 3 bedrooms and a full bathroom, while the lower level provides two additional bedrooms, a second full bathroom and excellent potential for an in-law suite. Following water damage in 2024, the affected areas were professionally remediated by Total Restoration. The 1013 side is a blank canvas for renovation. The 1011 residence offers 4 bedrooms and 2 full bathrooms and is currently tenant-occupied, providing immediate rental income. Located within 80m of a Transit Supportive Corridor and less than 1 km from Downtown Kelowna and the future UBC Okanagan downtown campus. Parks, beaches, shopping, restaurants and transit are all nearby. (id:6769)

Laundry room ' x '

Fover 'x'

3pc Bathroom Measurements not available

Bedroom ' x '

Recreation room 'x'

Laundry room 3 x 66

Family room 12' x 13'6"

Other professionals

Bedroom ' x '

Bedroom ' x '

Primary Bedroom ' x '

Full bathroom Measurements not available

Living room 'x'

Dining room x

Kitchen

Other 36M & S® 6V

Laundry room 3
Family room 12 x 13 1/2
Other 1/2 x 1/2

Dining room
Kitchen

Other 3 1/2 x 5 1/2

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Living room 17' x 12'

Bedroom 12'6" x 9'

Other 10'6" x 7'6"