



122 Wallace Road Kelowna British Columbia

\$1,578,900

TRUE INVESTMENT OPPORTUNITY! Massive 18,300sqft subdividable lot with the application to subdivide already in place with the city of Kelowna! Potential to build TWO fourplexs on this property, one on each lot. With city of Kelowna zoning changes coming into affect soon this is a very smart investment for immediate redevelopment or as a holding property to develop in the future. The house is currently being rented for \$2,700 per month plus utilities on month to month basis. There is a large 24ft X 24ft detached shop with 200 amp power supply which was previously rented out as well so this property could generate you over \$3100 per month in passive income. Prime location with maximum exposure as this lot is right on the corner of Rutland Road and Wallace. Extremely close to all amenities, shops, schools and public transit. (id:6769)

Den 9'6" x 9'2"

Bedroom 11'7" x 9'9"

Bedroom 8'2" x 5'0"

Full bathroom Measurements not available

Laundry room 12'3" x 5'4"

4pc Bathroom 9'8" x 4'11"

Primary Bedroom 11'0" x 15'0"

Kitchen 12'0" x 15'5"

Living room 13'2" x 16'0"

Listing Presented By:



Originally Listed by:
Royal LePage Kelowna

<http://www.kailaklassen.com/>

stilhavn
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