



## 1240-1244 Centennial Crescent Kelowna British Columbia

\$1,049,000

**PRICED TO SELL! | Fantastic Investment Opportunity - Full Duplex in Prime Location!** This well-priced full duplex offers tremendous potential in a rapidly growing area! Located just minutes from downtown and the beautiful Okanagan Lake, this property is situated in a desirable neighborhood with access to schools, shopping, and public transit. The property features: Two Spacious Units: Each side boasts 4 bedrooms and 1 bathroom, making it perfect for tenants or multi-generational living. Long-Term Tenants: Both sides are currently leased to long-term tenants who would love to stay, providing immediate rental income. Prime Zoning: Located within an area that has MF1 zoning, ideal for future development and land assembly potential. Large, Private Yard: Enjoy a generous, fenced backyard offering great privacy and outdoor space. Great Outdoor Spaces: Both sides have expansive decks - perfect for relaxing or entertaining. Ample Parking: Space for several vehicles, offering convenience for tenants or future owners. Whether you're an investor looking for long-term growth or a buyer interested in a property with future development potential, this duplex is a must-see! Don't miss out on this amazing opportunity (id:6769)

Bedroom 8' x 7'

Bedroom 8' x 7'

Bedroom 8' x 9'

Bedroom 8' x 9'

Bedroom 8' x 7'

Primary Bedroom 10' x 11'

Full bathroom 6' x 7'

Full bathroom 6' x 7'

Bedroom 8' x 9'

Primary Bedroom 10' x 11'

Living room 8' x 10'

Kitchen 8' x 9'

Listing Presented By:



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