



# 1254 Sutherland Avenue Kelowna British Columbia

\$1,450,000

Prime development parcel in the evolving Capri neighborhood, ideally positioned for a visionary developer. This 0.21-acre site, with the potential for more homes to join in has a 2,364 Sq ft, 5-bedroom house featuring a 1-bedroom suite, offers a unique investment opportunity. The area is transitioning from single-family to multi-family residences, with the Official Community Plan supporting constructions up to 6 storeys. Zoned UC2, it allows a base FAR of 1.8, with potential bonuses up to 2.35, perfect for a substantial project. Located on Sutherland Ave, merely steps away from the Capri Shopping Centre, this property guarantees unmatched convenience with shops, dining, and services a short walk away. Adding to its appeal is a transit stop directly in front, which aligns with potential for higher density with the provincial/City bylaw changes in response SSMUH legislation. This lot represents a strategic investment for those looking to capitalize on Kelowna's growth, offering both a solid holding property and a future development goldmine. (id:6769)

Living room 1'0" x 1'0"

Primary Bedroom 1'0" x 1'0"

Kitchen 1'0" x 1'0"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kelowna)

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

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