



1348 Richter Street Kelowna British Columbia

\$1,299,900

Enjoy the home now and develop later! Calling all investors and developers--this is your chance to secure a highly sought-after UC1 Urban Core zoned property in the heart of downtown Kelowna! Positioned just seconds from Bernard Avenue, this zoning allows for high-density mixed-use development, including commercial, residential, retail--making it an incredible opportunity for future growth. Currently, the property features a charming, recently renovated 4-bedroom, 1-bathroom main home plus a 1-bedroom, 1-bathroom legal suite upstairs, offering immediate rental income potential. The fully fenced and gated yard provides privacy, while the spacious backyard patio is perfect for outdoor enjoyment. Ample parking allows space for multiple vehicles, RVs, or recreational toys. Location is everything! Walk to Kelowna's best dining, shopping, parks, beaches, and entertainment. Priced way below BC Assessment - \$1,487,000. Whether you're looking for a turnkey investment property with strong rental potential or an exceptional redevelopment site, this is an opportunity you don't want to miss! (id:6769)

Bedroom 12'8" x 14'10"	3pc Bathroom 5'11" x 6'10"
Bedroom 12'7" x 14'10"	Other 5'11" x 4'10"
Living room 12'3" x 14'10"	Bedroom 10'5" x 10'5"
Storage 12'8" x 14'10"	Foyer 9'10" x 7'10"
Dining room 6'6" x 13'5"	Full bathroom 10'0" x 3'10"
Laundry room 6'8" x 13'6"	Kitchen 13'3" x 10'10"
Kitchen 13'3" x 15'4"	Primary Bedroom 13'8" x 11'1"
Other 7'0" x 3'0"	Living room 13'3" x 12'2"
Primary Bedroom 10'3" x 12'2"	Other 14'9" x 7'7"

Listing Presented By:



Originally Listed by:
Vantage West Realty Inc.

stilhavn
REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

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