



# 157-163 Cariboo Road Kelowna British Columbia

\$2,698,000

Prime Development Opportunity: 2 Lots for Land Assembly in Desirable Kelowna Calling all investors and developers! Here's your chance to seize a lucrative opportunity in one of Kelowna's most sought-after areas. This "land assembly" encompasses 0.77 acres, totaling a generous 33,541.12 square feet of prime development potential. Situated in a highly desirable location, this site is poised for the construction of 19 townhome units. The development permit is ready, offering a streamlined path to project commencement. Centrally located, residents will enjoy unparalleled convenience with easy access to transportation, dining options, grocery stores, and more. Plus, proximity to UBC Okanagan and Kelowna Airport enhances the appeal of this location. Currently, both homes on the lots are generating a combined rental income of \$7000 per month, providing an immediate return on investment while you finalize your development plans. Don't miss out on this exceptional opportunity to make your mark in Kelowna's thriving real estate market. Act now to secure your future success! (id:6769)

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