



# 163 Cariboo Road Kelowna British Columbia

## \$1,399,000

Rare Investment Opportunity in North Glenmore! Development Property with Approved Plans for 19 Units  
Discover a rare gem nestled in one of North Glenmore's most coveted areas. Spanning .39 acres, this development property presents a unique opportunity for investors and developers alike. With plans already in place for 19 units, including the adjacent 163 Cariboo Rd property, this offering is ready for submission. The prime location, coupled with MF1 zoning, makes it an ideal canvas for your next project. Conveniently situated in North Glenmore, residents will enjoy easy access to schools, shopping, and downtown amenities. The property also features a charming two-bedroom plus den, two-bathroom home with a cozy country cottage vibe. Currently rented to a wonderful family at a discounted rate of \$4700/month, it offers immediate income potential. Please note, access to the property is by appointment or permission only. Don't miss out on this exceptional investment opportunity. Schedule your viewing today! Title (id:6769)

3pc Bathroom 8'0" x 8'0"

Bedroom 12'0" x 8'0"

Bedroom 12'0" x 10'0"

Kitchen 9'0" x 8'6"

Dining room 8'0" x 8'0"

Living room 13'0" x 12'0"

3pc Bathroom 7'0" x 5'0"

Laundry room 12'0" x 9'0"

Den 11'0" x 8'0"

Bedroom 13'0" x 12'0"

Recreation room 16'0" x 14'0"

4pc Bathroom 10'0" x 5'0"

Bedroom 11'0" x 11'0"

Primary Bedroom 13'0" x 10'0"

Kitchen 13'0" x 11'4"

Dining room 12'0" x 9'0"

Living room 16'0" x 12'6"

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Okanagan

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

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