



163 Cariboo Road Kelowna British Columbia

\$1,399,000

This is a rare opportunity for investors and developers! Located in the highly desirable and quiet North Glenmore neighborhood, this 0.39-acre property is perfectly situated for development. The plans for a 19-unit development are ready for submission, including both this property and the adjacent 163 Cariboo Rd property. The current MF1 zoning allows for multi-family development, and the property is centrally located within minutes of schools, shopping centers, and downtown, making it a prime location for future residents. The property currently features a charming 2-bedroom plus den, 2-bathroom country cottage with a covered backyard. It is rented to a wonderful family at a discounted rate of \$2,500/month, providing immediate rental income. Highlights: Rare development opportunity in North Glenmore 19-unit plans ready for submission 0.39-acre lot with MF1 zoning Centrally located, close to schools, shopping, and downtown Existing rental income from a charming country cottage (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:



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REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
Shannon@MarkAndShannon.com

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