



## 1905 Bowes Street Kelowna British Columbia

\$999,990

Unlock the possibilities with this strategically located property, offering a canvas for your visionary real estate aspirations. Situated in a highly sought-after area Kelowna South, this home is primed for demolition, presenting an exceptional opportunity for new development. The property's prime location makes it an ideal choice for a Multi-Family 1 (MF1) development, perfect for possible fourplex that maximizes both space and investment returns. Alternatively, savvy investors may consider this property as part of a lucrative land assembly project, city indicates two property 1905 & 1915 Bowes Street are able to unlocking the potential for higher density development, total size is 0.36 acre, potential rezone to MF2 to develop townhome complex. 1915 Bowes Street is also listed, MLS: 10308828. Benefiting from convenient alley access, this corner lot boasts strategic positioning in a thriving community. Its proximity to Capri Mall, St. Joseph Catholic School, AS Matheson Elementary, KGH, beach & downtown, providing future residents with easy access to amenities & city life. Whether you're an experienced developer or investor, this property invites you to shape the future of this dynamic neighborhood. Don't miss the chance to transform this blank slate into a lucrative real estate venture. seize the opportunity to make a lasting impact in this vibrant community. Room and land measurements are approximate and should be verified if deemed important. (id:6769)

Bedroom 13' x 14'

4pc Bathroom 8' x 6'

Bedroom 22' x 13'

3pc Bathroom 6' x 5'

Bedroom 13' x 11'

3pc Bathroom 6'4" x 5'10"

Living room 15'1" x 11'2"

Kitchen 15'9" x 9'5"

Primary Bedroom 14'11" x 12'5"

Listing Presented By:



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Oakwyn Realty Okanagan-Letnick Estates

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