



# 1915 Bowes Street Kelowna British Columbia

\$935,000

Prime Development Opportunity in the Heart of the City! This .17 Acre Single-Family Property is Currently Zoned MF1 with Lane Access. With the Adjacent Property (1905 Bowes - MLS #10300595) also Available for Acquisition creating a Total Size of .36 acre, the Possibility of Combining Both Parcels Opens Doors to the Opportunity of MF2 Zoning, Allowing for Increased Density and Maximizing the Development Potential. The Property has a Well-Maintained Existing Home that Offers Immediate Rental Income while Strategic Development Plans are Put in Motion. Nestled in a Thriving Area of Town, this Development Site Benefits from the City's Support for Higher Density Zoning, Aligning Perfectly with the Area's Evolving Urban Landscape. With Close Proximity to Amenities, Schools, and Recreational Facilities, this Location Provides an Unparalleled Lifestyle for Future Residents. Nestled in a Thriving Area of Town, this Development Site Benefits from the City's Support for Higher Density Zoning, Aligning Perfectly with the Area's Evolving Urban Landscape. With Close Proximity to Amenities, Schools, and Recreational Facilities, this Location Provides an Unparalleled Lifestyle for Future Residents. (id:6769)

Partial bathroom Measurements not available

Bedroom 11'2" x 13'4"

Den 7'1" x 11'

Laundry room 15'8" x 10'1"

Den 10' x 9'2"

Recreation room 27'5" x 11'7"

Bedroom 12'4" x 13'1"

Primary Bedroom 8'10" x 10'9"

Full bathroom 7'2" x 6'3"

Kitchen 10'8" x 13'7"

Dining room 11'3" x 8'2"

Living room 18'8" x 12'2"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

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