



## 2024 Wilkinson Street Kelowna British Columbia

\$1,188,888

This property offers an exceptional opportunity to establish a licensed daycare facility under Urban Centre (UC2) zoning, with strong City support and high demand for childcare services in the area. The location aligns perfectly with municipal objectives to increase daycare capacity in central Kelowna. Ideally situated on Wilkinson Street, this home is surrounded by top-rated schools, family-oriented neighborhoods, and dense residential communities—creating a built-in client base for a successful daycare operation. Parents benefit from the property's proximity to shopping, parks, downtown Kelowna, and major commuter routes, including Highway 97. The existing home layout is well-suited for daycare conversion, offering generous interior space across two levels and flexible room configurations. In the interim, the property generates solid rental income, making it an attractive holding asset while licensing, approvals, or renovations are completed. Located within the Capri Centre Redevelopment Corridor, the site also provides long-term upside under UC2 zoning, which allows for higher-density residential development. This combination of immediate daycare potential, central location, and future redevelopment flexibility makes this a rare and compelling opportunity in today's market. (id:6769)

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