



## 230 Pemberton Road Kelowna British Columbia

\$1,969,000

Prime Development Opportunity - Exceptional Location! 3 Beds | 2.5 Baths | In-Law Suite | 2-3 Motorhome Parking Spaces Nestled in one of the area's most sought-after locations, this well-maintained home offers an outstanding opportunity for investors and developers. Situated within walking distance to markets, transit, and three-level schools, and just a 20-minute bus ride to UBCO or Okanagan College, this property is perfectly positioned for future growth. Key Features: 3 Bedrooms + Den/Office 2.5 Bathrooms, including a walk-in tub Circular Driveway with space for 2-3 motorhomes or up to 4 vehicles Two Decks: One off the kitchen in front, and another attached to the primary bedroom, ideal for a potential rental suite Gas Fireplace in the cozy living room In-Law Suite on the side for added rental income or multi-generational living Overlooks a Beautiful Park Cambie Road Frontage with Lane Access at the rear Development Potential: This property is part of a consolidation of 5 properties (215-225 Cambie Rd and 210-230-240 Pemberton Rd) and is situated in a prime transit-oriented area. With the new UC-Urban zoning and 2.5 FAR, this property allows for the potential development of a 6-story building under the new Provincial Legislation. Whether you're looking to renovate, hold, or develop, this property offers a rare combination of immediate functionality and future development potential. (id:6769)

Partial bathroom 4'6" x 4'6"

Bedroom 9'0" x 10'0"

Bedroom 10'0" x 10'4"

Laundry room 3'0" x 5'0"

Kitchen 11'4" x 24'0"

Full bathroom 7'6" x 10'0"

Primary Bedroom 13'10" x 10'11"

Family room 17'0" x 23'0"

Living room 12'10" x 18'10"

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Okanagan

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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](mailto:Shannon@MarkAndShannon.com)

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