



3431 Old Okanagan Highway West Kelowna British Columbia

\$699,900

Great investment opportunity with future development potential! Currently zoned MLFs which on this property allows up to a triplex with secondary suite or carriage house. Plans and surveys available. Currently rented with guaranteed subsidized rent by WFN, so this property offers great holding revenue while you make your development plans. New roof in 2024, HWT in 2023 and Furnace in 2018 so the expensive items have been done for the tenants. New modernized 125 year lease and no GST, PTT, or SPEC tax. Possibility of even higher density if neighboring lots combined. Located on a main transit corridor in West Kelowna, close to shopping, amenities, and restaurants. Buyer to perform own due diligence to verify maximum density under provisions of the zoning bylaw. Contact directly for more details. (id:6769)

Kitchen 12'0" x 9'2"

Bedroom 12'1" x 9'0"

Full bathroom 7'2" x 6'1"

Bedroom 11'1" x 10'1"

Dining room 11'8" x 7'11"

3pc Ensuite bath 8'2" x 5'1"

Primary Bedroom 14'1" x 12'0"

Living room 15'2" x 15'2"

Full bathroom 8'1" x 5'1"

Bedroom 12'1" x 7'2"

Recreation room 14'11" x 12'1"

Listing Presented By:



Originally Listed by:
Coldwell Banker Horizon Realty

<http://www.accelokanaganrealestate.com/>

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