



## 350 Fleming Road Kelowna British Columbia

\$949,800

Exceptional Development Opportunity! Located in a highly desirable central neighbourhood, 350 Fleming Road offers tremendous potential for investors, developers, and future-minded buyers. This well-kept 4 bedroom, 2 bathroom property is ideally situated close to schools, shopping, amenities, transit, and Ben Lee Park, making it an attractive location for both current and future use. Continue to enjoy the property, hold as an investment, or capitalize on its redevelopment potential. With MF1 zoning in place, the site is well-positioned for future development opportunities in one of the city's growing areas. This property must be purchased in conjunction with the neighbouring property at 1090 Houghton Road, creating a larger land assembly with enhanced development possibilities. An outstanding opportunity to secure a prime redevelopment site with excellent long-term upside. (id:6769)

Full bathroom 5'7" x 8'7"

Laundry room 9'0" x 12'1"

Bedroom 10'10" x 12'1"

Bedroom 10'10" x 12'9"

Living room 18'8" x 12'9"

Kitchen 11'7" x 12'1"

Living room 18'8" x 12'9"

Dining room 8'8" x 12'2"

Bedroom 10'11" x 11'10"

Full bathroom 5'3" x 8'5"

Primary Bedroom 13'1" x 10'1"

Kitchen 12'4" x 12'2"

Listing Presented By:



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Royal LePage Kelowna

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

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