



585 Sherwood Road Kelowna British Columbia

\$1,299,000

0.34 acre (14,810.40 sq.ft.), with approximately 86' of frontage, 109' of depth (at its shortest, 130' at longest). With new provincial rules coming into effect, this is a great opportunity to get a four/six unit (check regulations) development site in the Lower Mission. Neighbors are willing to sell to create a corner lot onto Lakeshore Road w/ a total land size of 0.918 acres across 3 titles, making this a prominent development site with existing road upgrades already in place on Lakeshore Road and a proven townhome development across the street on Sherwood. Either spend more money to get a small laneway home on 0.17 acres, or take advantage of getting 2x the land with this property in an arguably better location of the Lower Mission. An existing 3 bedroom home + 1 bedroom studio unit brings in income to assist with your holding costs. The property backs onto Anne McClymont Elementary School and is incredibly central. This is a great one to add to your portfolio with the new provincial rules. Call agent to discuss the potential land assembly. (id:6769)

Bedroom 1' x 1'

3pc Bathroom Measurements not available

Bedroom 8'5" x 11'5"

Family room 12' x 25'

Dining room 8'5" x 11'6"

Full bathroom 1' x 1'

Primary Bedroom 11'5" x 11'5"

Kitchen 10' x 11'5"

Living room 11'5" x 15'5"

Listing Presented By:



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