



# 732 Morrison Avenue Kelowna British Columbia

\$995,000

This property is located in highly desirable area, close to Kelowna General Hospital, Okanagan College, Abbott Corridor, local beaches, Pandosy Village shops & restaurants, schools & other essential services. This central location not only enhances the property's appeal but also makes it convenient for potential residents. Recent zoning changes to MF1 zoning indicate a favorable environment for potential multi-family residential development. This zoning typically allows for higher density residential buildings. With laneway access on two sides, the property offers practical advantages for development. The presence of a well-maintained 3-bedroom, 1.5 bathroom character home adds versatility to the property. It could serve as a comfortable family home for buyers interested in living in the area or a lucrative rental property, providing immediate income while holding for future development. Whether a family home or rental property, the location and potential for future development make this property a valuable investment opportunity. The combination of location, zoning changes, & existing amenities position the property well for both immediate and long-term gains. This property offers a compelling package of location, development potential, & current usability as a family home or rental property & stands to benefit from recent zoning changes & its proximity to key amenities, making it an attractive option for investors and developers looking to capitalize on Kelowna's vibrant real estate market. (id:6769)

Den 12' x 8'

2pc Ensuite bath Measurements not available

Primary Bedroom 18' x 11'

Bedroom 10' x 10'

Bedroom 14' x 10'

4pc Bathroom Measurements not available

Kitchen 17' x 14'

Living room 14' x 14'

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Listing Presented By:



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