



740 & 746 Raymer Avenue Kelowna British Columbia

\$1,290,000

Exceptional opportunity in Kelowna's sought-after Lower Mission/Raymer neighbourhood! 746 & 740 Raymer Ave presents a rare full duplex with a carriage house, effectively creating three income-producing units on one property. One side offers a beautifully updated 3-bedroom home ideal for strong market rents or owner-occupancy, while the other side is complemented by an additional dwelling plus a detached carriage house, delivering multiple, diversified revenue streams. Set on a generous lot in a prime, walkable location, you're steps to top-rated schools, parks, and transit, and just minutes to the Lower Mission shopping district, Pandosy Village, and a wide selection of dining and everyday amenities. Enjoy the Okanagan lifestyle with nearby beaches, the H2O Adventure + Fitness Centre, and an extensive network of walking and biking trails. Adding significant upside, the property is zoned for up to six dwellings, offering outstanding redevelopment potential in one of Kelowna's most in-demand areas. Whether you're looking for immediate cash flow, a live-in investment, or a future development play, this property delivers unmatched flexibility, location, and long-term value. (id:6769)

Primary Bedroom 13'4" x 11'10"
 Mud room 16'7" x 5'
 Living room 18'9" x 15'2"
 Living room 9'6" x 9'7"
 Laundry room 7'9" x 7'8"
 Kitchen 18'10" x 10'5"
 Kitchen 8'9" x 10'10"

Bedroom 10'2" x 9'3"
 Bedroom 9'11" x 13'3"
 4pc Bathroom 7'1"
 4pc Bathroom 8'2" x 7'7"
 Storage 8'8" x 8'5"
 Primary Bedroom 10'3" x 22'6"
 Mud room 7'2" x 9'11"

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