



## 792 Burne Avenue Kelowna British Columbia

\$799,000

This centrally located 5,757 sq ft site allows for a building footprint of 3,166 sq ft, which is illustrated in Pictures 1 & 2. The approach for this property would be to utilize the living space above the drive aisle to maximize the living area above the entrance. This strategy results in four residences of approximately 1,500 sq ft each. The reduced upper-level floor area would allow for smaller 3-bedroom options with a shared bathroom, or 2-bedroom options, each with its own ensuite. With a creek at the rear and a quiet street in front, much of which has been redeveloped, this is an ideal location for a practical and profitable project. Call for details. Showings are available only to well-qualified parties with a keen interest in this incredible opportunity. (id:6769)

Partial bathroom 11'0" x 5'8"

Full bathroom 7'6" x 4'11"

Bedroom 10'10" x 7'7"

Bedroom 10'5" x 9'4"

Primary Bedroom 12'10" x 11'0"

Kitchen 15'2" x 11'7"

Living room 19'8" x 13'6"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives Realty

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

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
[Shannon@MarkAndShannon.com](mailto:Shannon@MarkAndShannon.com)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.