



799 Sutherland Avenue Kelowna British Columbia

\$849,400

INVESTOR ALERT! LISTED OVER \$200K LOWER THAN THE MF1 ZONED LOT NEIGHBOUR. PRICED TO SELL!

Seize your opportunity to purchase the lowest priced 0.18-acre (56'x138') MF1 zoned lot in South Kelowna!

799 Sutherland Avenue is currently located within the designated Core Neighbourhood (C-NHD) designation of Kelowna's 2040 Official Community Plan (OCP) plan and there's an abundance of street parking and alley access to our site. The city supports infill development of 6 ground-oriented residential dwelling units or less and there may be opportunity to land assemble with a neighbour. St. Joseph private school is located on the same block as us, and the beach, KGH hospital, multiple grocery stores, boutiques, several parks, and restaurants are all within a short walk. This is a prime location that's culturally rich, on the transit route and already flourishing with new development. Don't miss this rare opportunity to build in one of Kelowna's most thriving neighbourhoods! (id:6769)

Full bathroom 5'10" x 10'9"

Primary Bedroom 11'6" x 11'6"

Bedroom 10'6" x 10'9"

Kitchen 9'2" x 10'9"

Dining room 11' x 8'10"

Living room 16' x 12'9"

Listing Presented By:



Originally Listed by:
RE/MAX Kelowna

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

stilhavn
REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
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.