Laurier Avenue Kelowna British Columbia

$1,885,000

Land Assembly in Downwtown Kelowna! Prime Development Opportunity - Central Location! Close to urban transit corridor, on sewer, and in quiet setting hidden within the urban bustle! This prime holding property is a rare two-lot land assembly offering incredible potential in a sought-after central location. With approximately 125 feet of frontage on Laurier Avenue and a total of 16,590 sq ft (0.38 acres) across two titles, this site presents an excellent opportunity for future development. Currently zoned MF1, the land aligns with the 2040 Official Community Plan, designating it as Core Neighbourhood (C-NHD Urban Core) - a future land use supporting medium-density apartment housing. The properties include a 1944-built single-family 6 bedroom home and a 1991-built full 6 bedroom duplex, both with long-term tenants in place, generating holding income while planning your project. Buyers are advised to perform their own due diligence to confirm zoning and development potential. Note: Property taxes, lot size, and finished floor area reflect the combined totals of both parcels. (id:6769)

Listing Presented By:

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