



1025

LAURIER AVENUE



1025 Laurier Avenue Kelowna British Columbia

\$685,000

Priced BELOW ASSESSMENT and the Perfect opportunity for multigenerational living- this updated character home offers a legal suite that is apart of a land assembly offering! Prime development location! Nestled into Laurier this 0.15 acre home must be ""sold simultaneously"" with the adjacent neighboring 0.23 acre duplex 1033/1035 Laurier creating a combined 0.38 acre (16,553 sq ft) development canvas. These 2 properties combined create a great opportunity for a future further land assembly or development! Close to urban transit corridor, on sewer, and in quiet setting hidden within the urban bustle are in a sought-after central location. With approximately combined 125 feet of frontage on Laurier Avenue and a total of 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. Currently the updated single-family home and adjacent full duplex, both with long-term tenants in place, can generate holding income while planning your project or alternatively is the perfect base for multigenerational families where everyone in the family is within close proximity and within walking distance to everything! Buyers are advised to perform their own due diligence to confirm zoning and development potential. (id:6769)

Full bathroom Measurements not available

Bedroom 10'11" x 8'

Bedroom 10'11" x 9'2"

Living room 11'10" x 13'

Kitchen 11'10" x 12'9"

4pc Bathroom Measurements not available

Bedroom 10'7" x 7'1"

Primary Bedroom 10'7" x 9'7"

Living room 12'4" x 16'8"

Kitchen 12'4" x 9'10"

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