



1230 Highway 33 Other Kelowna British Columbia

\$1,199,000

Highway 33 development opportunity on a designated Transit Supportive Corridor. This 0.123-acre MF1 parcel may also offer the opportunity to form a larger, more functional multi-unit housing site when combined with the adjoining property, which may also be available. The property includes an existing 2-bedroom, 1-bathroom home with vacant possession available. The primary value is in the land. A Statutory Right of Way is registered across the rear of the property. Kelowna's temporary 25% Development Cost Charge reduction is currently in effect until September 30, 2028, subject to applicable requirements and eligibility. The property is zoned MF1 - Infill Housing and has a C-NHD Core Area Neighbourhood future land use designation. The City of Kelowna has confirmed a 1,400 m² minimum lot area for development on this corridor, making the adjoining parcel relevant to the overall opportunity. Buyer to independently verify zoning, land assembly, access, servicing, development potential, DCC eligibility and all other requirements with the City of Kelowna. (id:6769)

Kitchen 10' x 14'

Living room 15' x 20'

Bedroom 10' x 12'

Full bathroom 10' x 11'

Primary Bedroom 10' x 12'

Listing Presented By:



Originally Listed by:
eXp Realty (Kelowna)

<https://www.sellingkelownarealestate.com/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.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.