



# 157 Cariboo Road Kelowna British Columbia

\$1,299,000

Rare Investment Opportunity in North Glenmore! Development Property with Approved Plans for 19 Units  
Discover a rare gem nestled in one of North Glenmore's most coveted areas. Spanning .39 acres, this development property presents a unique opportunity for investors and developers alike. With plans already in place for 19 units, including the adjacent 163 Cariboo Rd property, this offering is ready for submission. The prime location, coupled with MF1 zoning, makes it an ideal canvas for your next project. Conveniently situated in North Glenmore, residents will enjoy easy access to schools, shopping, and downtown amenities. The property also features a charming two-bedroom plus den home with a cozy country cottage vibe. Currently rented to a wonderful family at a discounted rate of \$2500/month, it offers immediate income potential. Please note, access to the property is by appointment or permission only. Don't miss out on this exceptional investment opportunity. Schedule your viewing today! (id:6769)

Workshop 16' x 32'

Bedroom 8' x 9'

Primary Bedroom 9' x 13'

Dining room 11' x 12'

Foyer 4' x 10'

Full bathroom Measurements not available

Bedroom 9' x 9'

Kitchen 9' x 19'

Living room 12' x 19'

Listing Presented By:



Originally Listed by:

Oakwyn Realty Okanagan

<http://www.kararosart.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.