



# 157 Cariboo Road Kelowna British Columbia

\$1,299,000

This is a rare opportunity for investors and developers! Located in the highly desirable and quiet North Glenmore neighborhood, this 0.39-acre property is perfectly situated for development. The plans for a 19-unit development are ready for submission, including both this property and the adjacent 163 Cariboo Rd property. The current MF1 zoning allows for multi-family development, and the property is centrally located within minutes of schools, shopping centers, and downtown, making it a prime location for future residents. The property currently features a charming 2-bedroom plus den, 2-bathroom country cottage with a covered backyard. It is rented to a wonderful family at a discounted rate of \$2,500/month, providing immediate rental income. Highlights: Rare development opportunity in North Glenmore 19-unit plans ready for submission 0.39-acre lot with MF1 zoning Centrally located, close to schools, shopping, and downtown Existing rental income from a charming country cottage (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

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