



# 1830 Riverside Avenue Kelowna British Columbia

\$990,000

Located just steps from the lake, downtown core, and hiking trails, this property presents a valuable opportunity for investors, developers, or buyers seeking a prime holding property. Set on a flat, semi-private green space, the lot is zoned for multi-dwelling use, offering a wide range of redevelopment possibilities in one of the city's most desirable areas. The true value lies in the land and the potential it holds for future development. Whether you're ready to build now, hold and rent, or plan for future development, this property offers flexibility to suit a wide range of investment profiles. The existing home features 2 bedroom and 1 bathroom with large windows throughout that bring in plenty of natural light. A detached garage adds additional utility and storage. This cozy home has been well-maintained and as an added bonus; the plumbing, heating, and electrical systems have all been updated, adding peace of mind and enhanced comfort if you're planning to hold the property before redeveloping. If you have been waiting for just the right opportunity, this might be it! (id:6769)

Full bathroom 6'11" x 7'5"  
 Laundry room 10'2" x 8'2"  
 Dining room 11'3" x 12'7"  
 Bedroom 9'8" x 14'7"

Primary Bedroom 10'10" x 11'3"  
 Kitchen 11'3" x 12'4"  
 Living room 18'1" x 13'8"

Listing Presented By:



Originally Listed by:  
 Coldwell Banker Executives Realty

<http://www.kikirealestate.ca/>



**Royal**

**LePage Kelowna**

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