



2024 Wilkinson Street Kelowna British Columbia

\$1,099,888

PRIME REDEVELOPMENT & DAYCARE OPPORTUNITY IN CENTRAL KELOWNA! Strategically located on Wilkinson Street within the desirable Capri Centre Redevelopment Corridor, this property offers exceptional investment potential under Urban Centre (UC2) zoning, allowing for multifamily residential development and higher-density housing, subject to applicable zoning regulations and City approvals. The property also presents an exciting opportunity to establish a licensed daycare centre, benefiting from its central location, surrounding family-oriented neighbourhoods, proximity to schools, and growing demand for childcare services. The existing home's spacious two-level layout and flexible room configurations provide excellent potential for daycare conversion, subject to licensing and municipal approvals. In addition to its redevelopment and business potential, the property features a well-appointed home with 3 bedrooms and 2 bathrooms on the main level, plus a 2-bedroom, 2-bathroom basement suite with a separate entrance, offering immediate rental income potential while exploring future development opportunities. Conveniently situated just minutes from schools, shopping, restaurants, parks, golf courses, and everyday amenities, this property combines an established residential setting with outstanding long-term investment flexibility. Whether you're an investor, developer or daycare operator, this is a rare opportunity to secure a versatile property in Kelowna's growing urban core. (id:6769)

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