



## 210 Arab Road Kelowna British Columbia

\$3,990,000

Welcome to 210 Arab Rd, It features updated kitchens with stainless steel appliances both upstairs and downstairs. The upper level includes 3 bedrooms and 1 and a half bathrooms, while the lower level offers a 2-bedroom, 1-bathroom legal suite. The property also boasts a large yard with a separate workshop and fruit trees. Parking includes a single carport and additional space for multiple vehicles. A rare investment opportunity in the rapidly expanding Appaloosa industrial corridor. This is a 1.83-acre corner site that is currently in the process of being rezoned to I2-General Industrial. The property boasts over 400 feet of frontage on Arab Road, positioning it perfectly for redevelopment. The future zoning permits a diverse range of industrial applications. These include animal clinics, automotive and equipment repair shops, business support services, commercial storage, contractor services, general and custom indoor manufacturing, emergency and protective services, equipment rentals, various industrial uses, household repair services, outdoor storage, recreation services, indoor private clubs, recycling depots, utility services, and vehicle and equipment services. Notably, the existing home on the site can provide holding income while you finalize your redevelopment plans. The property also benefits from its close proximity to UBC and the Airport, as well as convenient access to major arterial roads. (id:6769)

Full bathroom 9'0" x 5'0"

Bedroom 11'0" x 9'5"

Bedroom 11'0" x 9'5"

Living room 19'0" x 13'0"

Kitchen 12'0" x 15'0"

Bedroom 11'0" x 10'0"

Bedroom 11'0" x 11'0"

2pc Ensuite bath 5'5" x 5'6"

Primary Bedroom 15'0" x 12'0"

Full bathroom 12'0" x 9'9"

Living room 19'5" x 15'0"

Dining room 11'0" x 12'0"

Dining nook 8'0" x 11'8"

Kitchen 9'2" x 11'8"

Listing Presented By:



Originally Listed by:  
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Royal

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