



240 Pemberton Road Kelowna British Columbia

\$1,855,000

Prime Development Opportunity in a Highly Desirable Location! 4 Bed + Den | 3 Bath | 2250 Sq Ft | 2-3 Motorhome Parking Spaces This expansive home presents an incredible opportunity for investors and developers, offering generous living space and multiple potential uses. With a prime location that's walking distance to markets, transit, schools, and just a 20-minute bus ride to UBCO or Okanagan College, this property is ready for its next chapter! Key Features: 4 Bedrooms + Den/Office 3 Bathrooms on Main Floor Extra Large Basement Rec Room - Additional living space Basement Den/Office/Bedroom with large window and closet Total Living Space: 2250 sq ft Driveway Space: Accommodates up to 2-3 motorhomes or 4 vehicles Two Decks: One off the kitchen and another attached to the primary bedroom, ideal for a potential rental suite Overlooks a Beautiful Park Cambie Road Frontage with Lane Access at the rear Perfect for Development: This property is part of a consolidation of 5 properties (215-225 Cambie Rd and 210-230-240 Pemberton Rd) and is located in a prime transit-oriented area. With the UC-Urban zoning under the new Provincial Legislation, this site allows for 2.5 FAR and offers potential for 6-story construction. Whether you're looking to hold, renovate, or explore development opportunities, this is a rare find in a fast-growing neighborhood. (id:6769)

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| Utility room 4'7" x 6'0" | 3pc Bathroom 7'4" x 6'2" |
| Recreation room 16'1" x 9'10" | Bedroom 10'10" x 10'0" |
| Storage ' x ' | 4pc Ensuite bath 10'6" x 4'11" |
| Laundry room 16'10" x 9'6" | Primary Bedroom 17'8" x 13'4" |
| Bedroom 18'6" x 8'10" | Dining room 10'3" x 8'10" |
| Games room 24'3" x 13'6" | Kitchen 10'3" x 8'9" |

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