



## 307 33 Highway Kelowna British Columbia

\$1,550,000

Welcome to 307 Highway 33 East - a rare and valuable .28-acre property situated in one of Kelowna's most central and rapidly developing areas. Zoned UC4, this lot offers exceptional potential for redevelopment, ideal for multi-family, townhouse, or mixed-use residential projects (subject to city approvals). The property features back alley access, enhancing its redevelopment flexibility and site planning options. Located just minutes from shopping, schools, transit, and major corridors, this location supports strong future demand and walkability. A 5-bedroom, 2-bathroom home with a suite currently sits on the lot, along with a large detached workshop. However, the home is being sold as-is, where-is and priced for land value only, making this an outstanding opportunity for investors, builders, or developers looking to take advantage of the area's growth and strong city support for increased density. Don't miss this chance to secure a high-potential development site in one of Kelowna's most accessible and in-demand locations. (id:6769)

Recreation room 13'3" x 17'11"

Living room 13'6" x 12'8"

4pc Bathroom Measurements not available

Bedroom 10'2" x 10'7"

Bedroom 13'2" x 8'6"

Kitchen 12'11" x 10'11"

Bedroom 13'0" x 10'4"

Living room 22'9" x 12'11"

4pc Bathroom Measurements not available

Bedroom 9'11" x 7'4"

Primary Bedroom 11'3" x 9'10"

Kitchen 7'7" x 13'2"

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd



Royal

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