



# 3159 St. Amand Road Kelowna British Columbia

\$1,489,600

This is a fantastic opportunity either for a developer with the land assembly, or for an investor to hold onto, since it's so close to Okanagan College and only a five minute drive to the Pandosy Village shopping centre and the shores of Okanagan Lake. There is a brand new beach park just put in by the City at Cedar Avenue that is stunning! 3159 is the middle house in this 3 lot assembly, and the price is just for 3159. See the MLS listings for 3219 St Amand and 1599 KLO for the other two home prices. There is a development application in progress with the City just across the street, and IHS Design has confirmed 6 story potential on this site. See plans in the photos. Apartment Housing Multifamily Potential. Buildable depth of all three lots and city lot combined is suggested to be 73'4" (22.4m) and a buildable width of 482'11" (147.2m), factoring in a 6m agricultural buffer. Large 1.31 acre assembly. Contact your favourite agent for more information today! (id:6769)

Laundry room 10' x 10'  
 4pc Bathroom 5' x 7'  
 Other 15'0" x 9'8"  
 4pc Bathroom 5' x 7'  
 Bedroom 10'0" x 9'5"

Bedroom 12'6" x 9'4"  
 Primary Bedroom 11'0" x 10'6"  
 Kitchen 12'6" x 12'0"  
 Dining room 11'0" x 9'0"  
 Living room 13'9" x 11'10"

Listing Presented By:



Originally Listed by:  
 Coldwell Banker Horizon Realty

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Royal

**LePage Kelowna**

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