



## 3830 Gellatly Road West Kelowna British Columbia

\$2,580,000

Attention Investors! Here's a golden opportunity--a 0.85-acre property with Development Permits for 20 lake-view townhouses, along with valuable city DCC credits earmarked for road frontage enhancements. Everything is set for a savvy investor to step in and capitalize. Not keen on townhouses? No worries! The Official Community Plan (OCP) designates this land as MDR, Medium Density Residential. Furthermore, the \$3,500 monthly rent from this well-maintained house can offset mortgage expenses. The location couldn't be better. Within a 5-minute drive, you'll find yourself at the beach or the shopping center. And in just 10 minutes, you can be indulging in the wines of the Okanagan. Situated adjacent to the new and burgeoning community Shorerise, this spot is becoming one of the most sought-after in West Kelowna. Don't delay--seize this promising opportunity today! (id:6769)

Full bathroom 10'6" x 7'6"

Kitchen 10'6" x 6'0"

Bedroom 14'5" x 9'3"

Living room 14'5" x 12'0"

Den 15'0" x 7'0"

4pc Bathroom 9'0" x 5'0"

2pc Ensuite bath 7'5" x 5'7"

Bedroom 10'0" x 9'7"

Bedroom 9'7" x 9'7"

Primary Bedroom 14'7" x 12'0"

Kitchen 15'0" x 9'0"

Dining room 15'0" x 9'0"

Living room 17'9" x 12'2"

Listing Presented By:



Originally Listed by:

Laboutique Realty (Kelowna)



Royal

**LePage Kelowna**

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