



# 456 Valley Road Kelowna British Columbia

\$1,699,999

Opportunity to purchase a large land assembly with solid rental income potential plus future upside as increased density multifamily development. 1.90 Acres (82,764 SF) land assembly, 7 titles. Located in Glenmore, in close proximity to Kelowna Golf and Country Club. This property comes under Village Centre (VC) Zoning ( FAR up to 2.05), which allows 6-storey apartments, Townhomes/apartment combo or the possibility for mixed commercial. There are multiple developments underway in this area. Walking distance to all amenities, convenience stores, Save on Food, Banks, Starbucks, Tim Hortons, Dollar Store, McDonald and roughly 10 minutes drive to Downtown, UBCO, and Airport. (Total 7 homes included in this assembly - 444/450/456/462/468/474 Valley Rd,1990 Raisanen Rd) (id:6769)

- |                            |                                |
|----------------------------|--------------------------------|
| Full bathroom 9' x 4'      | Utility room 19'4" x 12'10"    |
| Dining room 14'10" x 8'2"  | Laundry room 9'1" x 5'2"       |
| Bedroom 14'10" x 10'6"     | Bedroom 12'1" x 12'            |
| Bedroom 10'6" x 8'         | Foyer 6'7" x 3'9"              |
| 3pc Bathroom 7' x 6'2"     | Living room 17' x 15'6"        |
| Storage 6'7" x 6'2"        | 5pc Bathroom 8'5" x 7'5"       |
| Laundry room 3' x 2'6"     | Bedroom 12' x 9'               |
| Kitchen 11'3" x 6'9"       | Primary Bedroom 13'6" x 11'11" |
| Living room 14'10" x 14'9" | Kitchen 16' x 13'5"            |
| Storage 12'10" x 5'        |                                |

Listing Presented By:



Originally Listed by:  
RealtyMonX



Royal

**LePage Kelowna**

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