



## 461 DOUGLAS Avenue Penticton British Columbia

\$469,000

CONTINGENT. INVESTOR ALERT! Mincing no words here, the home's best days are long long gone. The real value is in the redevelopment and infill opportunity with the property. This centrally located, easily accessible, .127-acre flat property with lane access is currently zoned R4S - Small Scale Multi-Unit Residential - Small Lot. Build a new home with a carriage house or the property is primed for change that could allow for a duplex with a possibility of 4 doors. Close to schools, shopping, restaurants, great walkability in a great neighbourhood. All sorts of income potential. Priced well below the assessed value. The real value is in the land not the home. Please call for an opportunity to view the property. (id:6769)

Sunroom 5'4" x 11'3"

Primary Bedroom 9'2" x 11'3"

Living room 17'4" x 19'1"

Kitchen 15'0" x 10'6"

Bedroom 11'3" x 7'3"

Bedroom 7'3" x 9'1"

4pc Bathroom Measurements not available

Listing Presented By:



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RE/MAX Penticton Realty

<http://www.chadtherealtor.ca/>



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