



795 Lawson Avenue Kelowna British Columbia

\$897,000

COME MAKE AN OFFER on this prime downtown location on a large corner lot as your permanent home or an investment property. This solid house with a detached shop, allows you to build your dream home, or develop the property. Ideally situated in one of Downtown Kelowna's most desirable and rapidly revitalizing areas. With a MF1 zoning designation, this property is a prime canvas for multi-family residences, offering exceptional potential for your next project. The existing house has all newer insulation in the walls and roof, new argon gas windows and updated flooring. The hot water tank is 5 years old, new gas FP and updated decks. The large detached shop has updated 220 power and garage door to the rear alley, perfect for a hobby shop! You'll be just a short walk from the bustling downtown core, where you can enjoy an array of shopping, diverse dining, cultural experiences, and beautiful Okanagan Lake beaches, all with convenient public transit access. The upcoming UBCO campus is set to further enhance the area's appeal and future demand. The lot's strategic corner location, at the intersection of an alley, allows for access from three sides, presenting numerous versatile development opportunities. For added convenience, Kelowna International Airport (YLW) is only 15 minutes away and Okanagan Lake is a short walk, ensuring easy access to both travel and local recreation. Don't miss out on this exceptional chance to make your mark in a thriving community! (id:6769)

Living room 1' x 1'

Full bathroom 1' x 1'

Bedroom 1' x 1'

Kitchen 1' x 1'

Primary Bedroom 1' x 1'

Listing Presented By:



Originally Listed by:

Royal LePage Kelowna



Royal

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