

## 799 Sutherland Avenue Kelowna British Columbia

\$815,000

INVESTOR ALERT! PRICED TO SELL! Listed over \$285K LOWER than the MF1-zoned lot neighbour. Seize your opportunity to purchase the lowest priced 0.18-acre (56'x138') MF1 zoned lot in South Kelowna! 799 Sutherland Avenue is currently located within the designated Core Neighbourhood (C-NHD) designation of Kelowna's 2040 Official Community Plan (OCP) plan and there's an abundance of street parking and alley access to our site. The city supports infill development of 6 ground-oriented residential dwelling units or less and there may be opportunity to land assemble with a neighbour. St. Joseph private school is located on the same block as us, and the beach, KGH hospital, multiple grocery stores, boutiques, several parks, and restaurants are all within a short walk. This is a prime location that's culturally rich, on the transit route and already flourishing with new development. Don't miss this rare opportunity to build in one of Kelowna's most thriving neighbourhoods! (id:6769)

Full bathroom 5'10" × 10'9" Primary Bedroom 11'6" × 11'6" Bedroom 10'6" × 10'9" Kitchen 9'2" x 10'9" Dining room 11' x 8'10" Living room 16' x 12'9"

## Listing Presented By:

Originally Listed by: RE/MAX Kelowna

http://www.goldilocksestates.com /



Royal

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100 Fax: sbuck56@gmail.com

LePage Kelowna

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