



822 Lawrence Avenue Kelowna British Columbia

\$1,179,000

Character, land, and rare redevelopment upside in the heart of Kelowna. Set on a 6,000sf lot (50' x 120') in a heritage neighbourhood, this 1906 home carries the warmth and craftsmanship of a true character property -- a short walk from Bernard Ave, groceries, and the lake. The four-bedroom main house anchors a flexible property with a carriage home, private garage, generous yard, and a quiet, established street. The real story is what comes next. The lot is zoned MF1b multi-family infill, allowing up to six units as-of-right (a four-plex the realistic build), and qualifies for the City of Kelowna's "Infill ASAP" fast-track. Recognized on the Community Heritage Register for its history, the site rewards a buyer who values both the past and the potential. Hold, lease, or redevelop -- a central-Kelowna landholding with options. Currently tenanted and sold as such (buyer assumes existing leases). A walkable, lake-close location like this rarely pairs with this kind of upside. (id:6769)

3pc Bathroom 8'10" x 5'3"

Primary Bedroom 10'0" x 8'10"

Bedroom 9'6" x 10'3"

Bedroom 9'6" x 10'6"

Family room 15'0" x 9'5"

Full bathroom 7'2" x 5'8"

Kitchen 18'0" x 9'5"

Full ensuite bathroom 7'8" x 8'0"

Bedroom 11'10" x 9'6"

Kitchen 13'5" x 10'10"

Dining room 14'0" x 10'6"

Living room 17'2" x 11'10"

Listing Presented By:



Originally Listed by:

FaithWilson Christies International Real Estate

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Royal

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