



# 13218 Kelly Avenue Summerland British Columbia

\$675,000

Discover a remarkable opportunity with this .14-acre lot located in the vibrant hub of Summerland, offering immense potential thanks to its CB1 zoning. This mixed-use lot allows for 100% lot coverage and the possibility of constructing up to SIX stories. The flexibility of the CB1 zoning opens the door to a range of development options, making it an ideal investment for your next project. The home is currently rented to a long term tenant and is cash flowing, making it the perfect holding property for your future development plans. This prime location is just a short distance from Summerland Middle School and High School, making it ideal for community-focused developments. Enjoy the convenience of being within walking distance to a variety of shops, restaurants, and wineries, as well as recreational activities such as Giants Head Mountain. Summerland is one of the most sought-after townships in the South Okanagan, call the listing rep to learn more about the endless opportunities this strategically located lot can provide. (id:6769)

Living room 13'0" x 9'0"

Laundry room 9'0" x 7'0"

Bedroom 10'0" x 9'0"

Bedroom 10'0" x 9'0"

3pc Bathroom Measurements not available

Primary Bedroom 12'3" x 11'11"

Living room 23'2" x 16'4"

Laundry room 13'3" x 7'7"

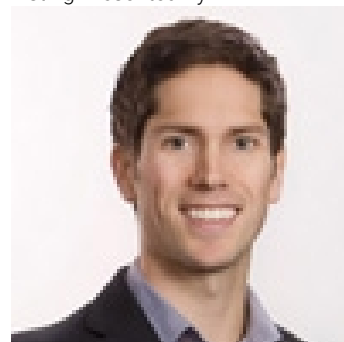
Kitchen 12'7" x 11'8"

Den 9'8" x 7'4"

Bedroom 9'8" x 9'3"

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
Royal LePage Locations West



Royal

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