



# 1358 Sutherland Avenue Kelowna British Columbia

\$1,649,888

DEVELOPERS ALERT!! Opportunity to purchase this redevelopment property with an existing home generating solid rental revenue in the Capri Center redevelopment corridor. The main level has 3 bedrooms, 1 bath, a Kitchen, a living room, and laundry. Basement suite with 3 bedroom, bath, kitchen, laundry, and a separate entrance providing solid rental income. The neighboring two (2) homes are also available (1349 Pridham Ave, and 1359 Pridham Ave) and will provide future upside as increased density multifamily development. . This property comes under Urban Centre (UC) Zoning ( FAR up to 1.75), in the new OCP, which allows 6 story apartments, Townhomes/apartment combo. Close proximity to all major amenities, grocery stores, schools, restaurants, Kelowna downtown, and easy access to Highway 97. (id:6769)

Living room 13'5" x 11'5"

Kitchen 13'0" x 9'5"

Laundry room 3'0" x 8'0"

4pc Bathroom Measurements not available

Bedroom 9'5" x 9'5"

Bedroom 10'5" x 9'5"

Bedroom 11'5" x 11'5"

Laundry room 2'0" x 6'0"

Bedroom 10'5" x 9'5"

Dining room 10'0" x 9'0"

4pc Bathroom Measurements not available

Primary Bedroom 13'5" x 9'5"

Bedroom 11'5" x 10'5"

Kitchen 13'0" x 9'5"

Living room 16'0" x 13'0"

Listing Presented By:



Originally Listed by:  
RealtyMonX



Royal

**Lepage Parkside Realty**

PO Box 930; 9925 Main St,  
Summerland, BC,

Phone: (250) 462-4888  
info@joepeters.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.