



# 2040-2042 Doryan Street Kelowna British Columbia

\$1,215,000

Prime Location for Lifestyle and Investment! Full Duplex ZONED MF4 in Hospital district!!! Large 100x77 ft lot, currently zoned for infill housing up to 6 storey apartments. This unique holding property is located just steps from the lake in the DESIRABLE ABBOTT CORRIDOR! Live in one side, rent the other. Each unit is 1,176 sqft, updated and features 2 spacious bedrooms and 1 bathroom, private fenced yard, plenty of parking and single detached garage. Partial basement is heated but unfinished and offers a ton of storage. Enjoy the blend of hardwood, tile, and partial carpet flooring, along with modern appliances, air conditioning (one side), and updated light fixtures. This property is within walking distance to the beach, downtown, all amenities and Kelowna General Hospital, making it a prime location. Grandfathered non-conforming duplex due to front yard set backs to main residence and side yard and backyard set backs for accessory buildings. (id:6769)

- 4pc Bathroom 8'1" x 6'11"
- Bedroom 11'7" x 11'8"
- Primary Bedroom 11'7" x 12'3"
- Kitchen 10' x 11'4"
- Dining room 6'10" x 8'6"
- Living room 13'7" x 20'1"

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Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna

<http://www.pwrg.ca/>



Royal

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