



Laurier Avenue Kelowna British Columbia

\$1,995,000

Ideal central location for this development opportunity! This two lot land assembly, currently with two homes (a 1944 built single family home and a 1991 built full duplex), has the potential you are looking for with 125 feet of frontage on Laurier avenue comprised of two titles yielding 16,590 sq ft (0.38 acres of land) approximately. Current zoning is MF1 with future zoning in the 2040 official community plan of core neighbourhood future land use C-NHD Urban Core potentially for medium density apartment housing. The two homes on site currently have long term tenants which would support revenue to the buyer while moving forward. Buyers should perform their own due diligence to confirm intended potential development. Please note: Property taxes and lot size shown are for both parcels combined. Finished floor area is both homes combined. (id:6769)

4pc Bathroom Measurements not available

Primary Bedroom 10'6" x 10'0"

Living room 17'0" x 12'3"

Kitchen 12'5" x 10'5"

Full bathroom Measurements not available

Primary Bedroom 11'7" x 9'3"

Living room 13'10" x 11'2"

Kitchen 13'8" x 11'2"

Partial bathroom Measurements not available

Full bathroom Measurements not available

Bedroom 10' x 10'

Bedroom 10' x 10'

Primary Bedroom 10' x 10'

Living room 10' x 10'

Kitchen 8' x 10'

Partial bathroom Measurements not available

Full bathroom Measurements not available

Bedroom 10' x 10'

Bedroom 10' x 10'

Listing Presented By:



Originally Listed by:
Royal LePage Kelowna

<https://domeijandassociates.com/>



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.