



# 13218 Kelly Avenue Summerland British Columbia

\$550,000

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, 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 LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

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.