



# 455 Montgomery Road Kelowna British Columbia

\$798,888

ATTENTION INVESTORS! Prime Redevelopment property to be sold in conjunction with 475 Montgomery Road, Kelowna. Total 16,552 square feet lot with OCP: U allowing for comprehensive 6 story mixed used commercial and residential redevelopment with 85-100% site coverage potential for density bonus. Prime location within walking distance to all levels of schools, and all amenities you can think of! Short 5 min drive from UBCO and Kelowna Airport and short 8 minute drive from Downtown Kelowna. (id:6769)

Recreation room 26' x 13'  
Bedroom 11' x 10'  
Laundry room 10' x 13'  
Primary Bedroom 11' x 11'6"  
Bedroom 11'6" x 11'6"

Dining room 12' x 9'  
Kitchen 12' x 12'  
Living room 16' x 11'6"  
Partial bathroom 3'6" x 4'  
Full bathroom 8' x 5'

Listing Presented By:



Originally Listed by:  
RE/MAX Aldercenter Realty



**Royal LePage Locations West Realty**

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