



## 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:



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Royal LePage Kelowna

<https://domeijandassociates.com/>



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