



## Laurier Avenue Kelowna British Columbia

\$1,100,000

Priced BELOW ASSESSMENT! Perfect opportunity for multigenerational living! This full side by side duplex is apart of a land assembly offering a prime development location! Nestled onto Laurier Avenue this 0.23 acre duplex property must be "sold simultaneously" with the adjacent 0.15 acre neighboring 1025 Laurier Avenue single family home with a legal suite. These 2 properties combined create a combined 0.38 acre ( 16,553 sq ft) development canvas for a future further land assembly or development! Close to urban transit corridor, on sewer, and in quiet setting hidden within the urban bustle! This combined two-lot land assembly with MF1 zoning and approximately 125 feet of frontage aligns with the 2040 Official Community Plan, designating it as Core Neighbourhood (C-NHD Urban Core) - a future land use supporting medium-density apartment housing. Currently the updated single-family home and adjacent full duplex, both with long-term tenants in place, can generate holding income while planning your project or alternatively is the perfect base for multigenerational families where everyone in the family is within close proximity and within walking distance to amenities in this central Kelowna location. Buyers are advised to perform their own due diligence to confirm zoning and development potential. (id:6769)

Full bathroom Measurements not available

Bedroom 10' x 10'

Bedroom 10' x 10'

Primary Bedroom 10' x 10'

Full bathroom Measurements not available

Bedroom 10' x 10'

Bedroom 10' x 10'

Primary Bedroom 10' x 10'

Partial bathroom Measurements not available

Living room 8' x 10'

Kitchen 8' x 10'

Partial bathroom Measurements not available

Living room 10' x 10'

Kitchen 8' x 10'

Listing Presented By:



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Royal LePage Kelowna

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