

\$1,999,000 - 453 Morrison Avenue, Kelowna

MLS® #10360133

\$1,999,000

12 Bedroom, 14.00 Bathroom, 6,350 sqft

Single Family on 0.20 Acres

Kelowna South, Kelowna, British Columbia

This cash flow rental property boasts an enviable location just steps away from the beach & Kelowna General Hospital. Featuring an impressive layout of 12 bedrooms & 14 bathrooms spread over 6,350 sq ft of living space, this property offers endless investment possibilities. Situated on a large .2-acre lot, this property is currently zoned MF1B with C-NHD future zoning, opening doors to lucrative development opportunities and ensuring value appreciation over time. Fully rented and Fully property managed, there are shared kitchen, laundry room, lobby, dining room, entertainment space, outdoor BBQ, manager's suite (with kitchen) etc. This investment guarantees an immediate stream of income, fueling your financial aspirations from day one. And let's not forget about the unbeatable location – nestled within Pandosy Village, you'll be surrounded by commercial retails, restaurants, parks, and the tranquil beach just a block away. This investment isn't just about immediate returns; it's about securing your future in one of Kelowna's most sought-after areas. With potential for various business opportunities such as boarding or lodging houses, group homes, childcare, home-based businesses, care homes, senior centers, and more, the possibilities are endless. Don't miss out on this rare opportunity to invest in both cash flow and future development potential in Kelowna's premier neighborhood (id:6289)



Built in 1996

Essential Information

Listing #	10360133
Price	\$1,999,000
Bedrooms	12
Bathrooms	14.00
Half Baths	9
Square Footage	6,350
Acres	0.20
Year Built	1996
Type	Single Family
Sub-Type	Freehold

Community Information

Address	453 Morrison Avenue
Subdivision	Kelowna South
City	Kelowna
Province	British Columbia
Postal Code	V1Y5E1

Amenities

Amenities	Park, Recreation, Schools, Shopping
Features	Level lot, Private setting, Central island, One Balcony
Parking Spaces	10
Parking	Additional Parking, Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Dryer, Range - Electric, Washer
Heating	Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Stucco
Exterior Features	Level
Roof	Asphalt shingle

Additional Information

Zoning

Unknown

Listing Details

Listing Office

Oakwyn Realty Okanagan-Letnick Estates



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 8:16am CDT