

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

MLS® #10360138

**\$1,999,000**

0 Bedroom, 0.00 Bathroom, 6,350 sqft

Other on 0.20 Acres

Kelowna South, Kelowna, British Columbia

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. 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. 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. 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. 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 #	10360138
Price	\$1,999,000
Bathrooms	0.00
Square Footage	6,350
Acres	0.20
Year Built	1996
Type	Other

## Community Information

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

## Amenities

Amenities	Public Transit, Park, Recreation, Schools, Shopping
Features	Level lot, Private setting, Wheelchair access
Parking Spaces	10
Parking	Attached Garage
# of Garages	2

## Interior

Heating	Forced air, See remarks
Cooling	Central air conditioning

## Exterior

Exterior	Stucco
Exterior Features	Level
Roof	Asphalt shingle

## Additional Information

Zoning	Unknown
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## Listing Details

Listing Office	Oakwyn Realty Okanagan-Letnick Estates
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