

# \$1,399,900 - 633 Glenwood Avenue, Kelowna

MLS® #10362486

**\$1,399,900**

0 Bedroom, 0.00 Bathroom, 2,120 sqft

Other on 0.18 Acres

Kelowna South, Kelowna, British Columbia

Potential to BUILD A 6 STORY BUILDING WITH UP TO 36 UNITS ON THIS ONE LOT! Rare opportunity to acquire a prime development property in the heart of South Kelowna. Currently featuring a well-maintained rental house, this expansive property offers immediate rental income while you plan your development. With MF4 zoning that allows for a 6-story building and located in a parking exempt zone, the potential for high returns on investment is immense. Close Proximity to shops, restaurants, services and steps away from the Kelowna General Hospital. Additionally, located within close proximity to Okanagan Lake. Key Features: • Zoning: MF4 zoning ideal for 6 story residential development with minimal parking restrictions • Current Structure: Charming, income-generating house currently leased to reliable tenants for \$3,650.00 per month. Casita in backyard which creates the potential for additional square footage and rental income • Location: Situated in a highly desirable area with robust market demand, ensuring strong appreciation potential. • Accessibility: Excellent transport links and proximity to major roads, public transport, shopping centres, schools, and recreational facilities. • Future Development: Perfect canvas for developers looking to build residential apartments, Potential FAR of max 2.8. For Developers looking for a larger project, the adjacent property at 607 Glenwood is also for sale. (id:6289)



Built in 1964

## Essential Information

Listing #	10362486
Price	\$1,399,900
Bathrooms	0.00
Square Footage	2,120
Acres	0.18
Year Built	1964
Type	Other

## Community Information

Address	633 Glenwood Avenue
Subdivision	Kelowna South
City	Kelowna
Province	British Columbia
Postal Code	V1Y5M2

## Amenities

Parking Spaces	3
Parking	Additional Parking

## Interior

Heating	Heat Pump, See remarks
Cooling	Heat Pump

## Exterior

Exterior	Vinyl siding
Roof	Asphalt shingle

## Additional Information

Zoning	Unknown
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## Listing Details

Listing Office	Royal LePage Kelowna
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