

\$899,000 - 3343 Gordon Drive, Kelowna

MLS® #10363346

\$899,000

4 Bedroom, 3.00 Bathroom, 2,606 sqft

Single Family on 0.18 Acres

Kelowna South, Kelowna, British Columbia

Exceptional Investment/Development Opportunity in Lower Mission: This is the most affordable 4-bedroom property in Lower Mission, offering an excellent opportunity for both investors and developers. Situated on a prime corner lot, this property features a spacious layout across multiple levels: Upper Level: 3 generous bedrooms and 2 bathrooms. Main Level: Expansive living areas, a well-appointed kitchen, and a dining space. This level also includes a 4th bedroom, ideal for flexible living arrangements. Basement: Unfinished and awaiting your creative vision. The basement currently has no external exit, but one can easily be added. Water and power are already available, making it ready for your plans. Built in 1987 by a German builder for himself, the home is in solid condition and boasts high-quality construction. However, if you prefer to explore redevelopment options, the property is zoned MF1, which allows for up to 6 units. Draft development plans are available in the supplement section. This property is just 700 meters from Okanagan College, making it an ideal candidate for student accommodation, with the potential to generate \$5,000 per month in rental income (current tenants are two single renters). This makes it a cash flow-positive rental property with great income potential and CAP. Additional Notes: All measurements are approximate. Please verify if important. (id:6289)



Built in 1987

Essential Information

Listing #	10363346
Price	\$899,000
Bedrooms	4
Bathrooms	3.00
Square Footage	2,606
Acres	0.18
Year Built	1987
Type	Single Family
Sub-Type	Freehold
Style	Other

Community Information

Address	3343 Gordon Drive
Subdivision	Kelowna South
City	Kelowna
Province	British Columbia
Postal Code	V1W3M9

Amenities

Amenities	Schools, Shopping
Utilities	Electricity, Sewer
Features	Level lot
Parking Spaces	2
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Range - Electric
Heating	Forced air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood
# of Stories	2

Exterior

Exterior	Stucco
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Exterior Features Level
Roof Asphalt shingle

Additional Information

Zoning Unknown

Listing Details

Listing Office Royal LePage Kelowna



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