

# 1244 Sutherland Avenue, Kelowna

\$1,450,000



2-home land assembly ready for redevelopment in the evolving Capri neighborhood. This property, combined with the neighboring 1254 Sutherland Ave, offers 148 feet of frontage along the transit corridor of Sutherland Ave and 122 feet depth, totaling 0.42 acres of UC2 zoned properties. This area is transitioning from single-family to multi-family residences, supporting multi-family construction up to 6 storeys. The location is unmatched compared to other development sites, situated on the transit corridor just steps away from the Capri Shopping Centre. Adding to its appeal is a transit stop directly in front, which aligns with potential for higher density due to provincial/City bylaw changes. Capitalize on this opportunity within the Capri-Landmark Community Plan. (id:56120)

## KEY INFORMATION

MLS® 10320630

Residential Detached

Central City

1 Bedroom

1 Bathroom

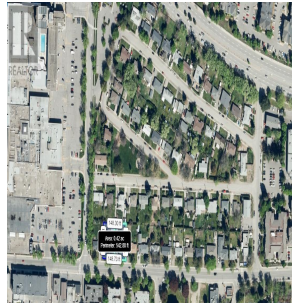
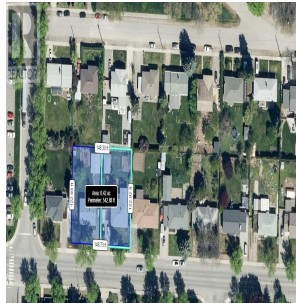
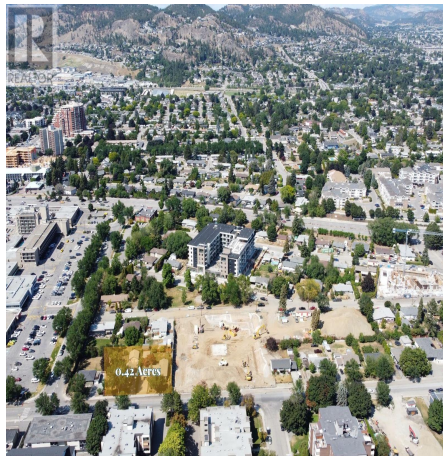
1,200 SF

9,147 SF Lot

## FEATURES

Year Built: 1959

Listed By: eXp Realty (Kelowna)



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