

# \$3,990,000 - 210 Arab Road, Kelowna

MLS® #10350905

**\$3,990,000**

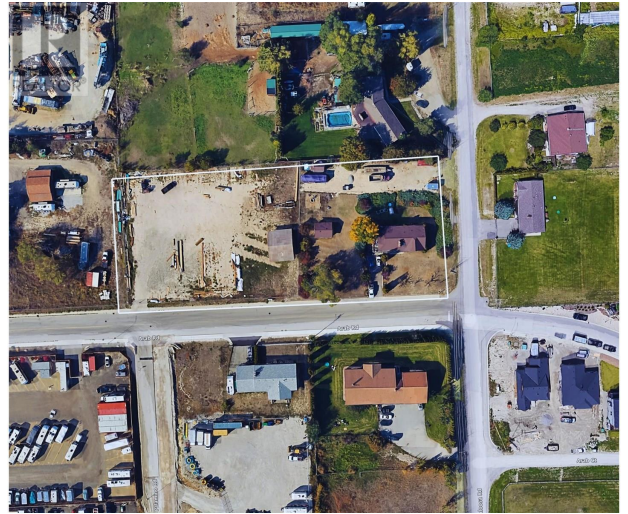
5 Bedroom, 3.00 Bathroom, 3,066 sqft

Single Family on 1.87 Acres

North Glenmore, Kelowna, British Columbia

Welcome to 210 Arab Rd, It features updated kitchens with stainless steel appliances both upstairs and downstairs. The upper level includes 3 bedrooms and 1 and a half bathrooms, while the lower level offers a 2-bedroom, 1-bathroom legal suite. The property also boasts a large yard with a separate workshop and fruit trees. Parking includes a single carport and additional space for multiple vehicles. A rare investment opportunity in the rapidly expanding Appaloosa industrial corridor. This is a 1.83-acre corner site that is currently in the process of being rezoned to I2-General Industrial. The property boasts over 400 feet of frontage on Arab Road, positioning it perfectly for redevelopment. The future zoning permits a diverse range of industrial applications. These include animal clinics, automotive and equipment repair shops, business support services, commercial storage, contractor services, general and custom indoor manufacturing, emergency and protective services, equipment rentals, various industrial uses, household repair services, outdoor storage, recreation services, indoor private clubs, recycling depots, utility services, and vehicle and equipment services. Notably, the existing home on the site can provide holding income while you finalize your redevelopment plans. The property also benefits from its close proximity to UBC and the Airport, as well as convenient access to major arterial roads.

(id:6289)



Built in 1977

## Essential Information

Listing #	10350905
Price	\$3,990,000
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Square Footage	3,066
Acres	1.87
Year Built	1977
Type	Single Family
Sub-Type	Freehold
Style	Other

## Community Information

Address	210 Arab Road
Subdivision	North Glenmore
City	Kelowna
Province	British Columbia
Postal Code	V1V2G8

## Amenities

Amenities	Airport
Features	Irregular lot size, One Balcony
Parking Spaces	4
Parking	Additional Parking

## Interior

Appliances	Refrigerator, Dishwasher, Dryer, Range - Electric, Range - Gas, Microwave, Washer
Heating	Forced air, See remarks
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
# of Stories	2

## Exterior

Exterior	Stucco
Exterior Features	Landscaped, Underground sprinkler
Roof	Asphalt shingle

**Additional Information**

Zoning	Unknown
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**Listing Details**

Listing Office	Realtymonx
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