

7 Homes Land Assembly



FOR SALE

444/450/456/462/468/472 Valley Rd, 1991 Raisanen Rd, Kelowna, BC

6 STORIES DEVELOPMENT SITE

ASK: \$12,500,000



RealtyMonX

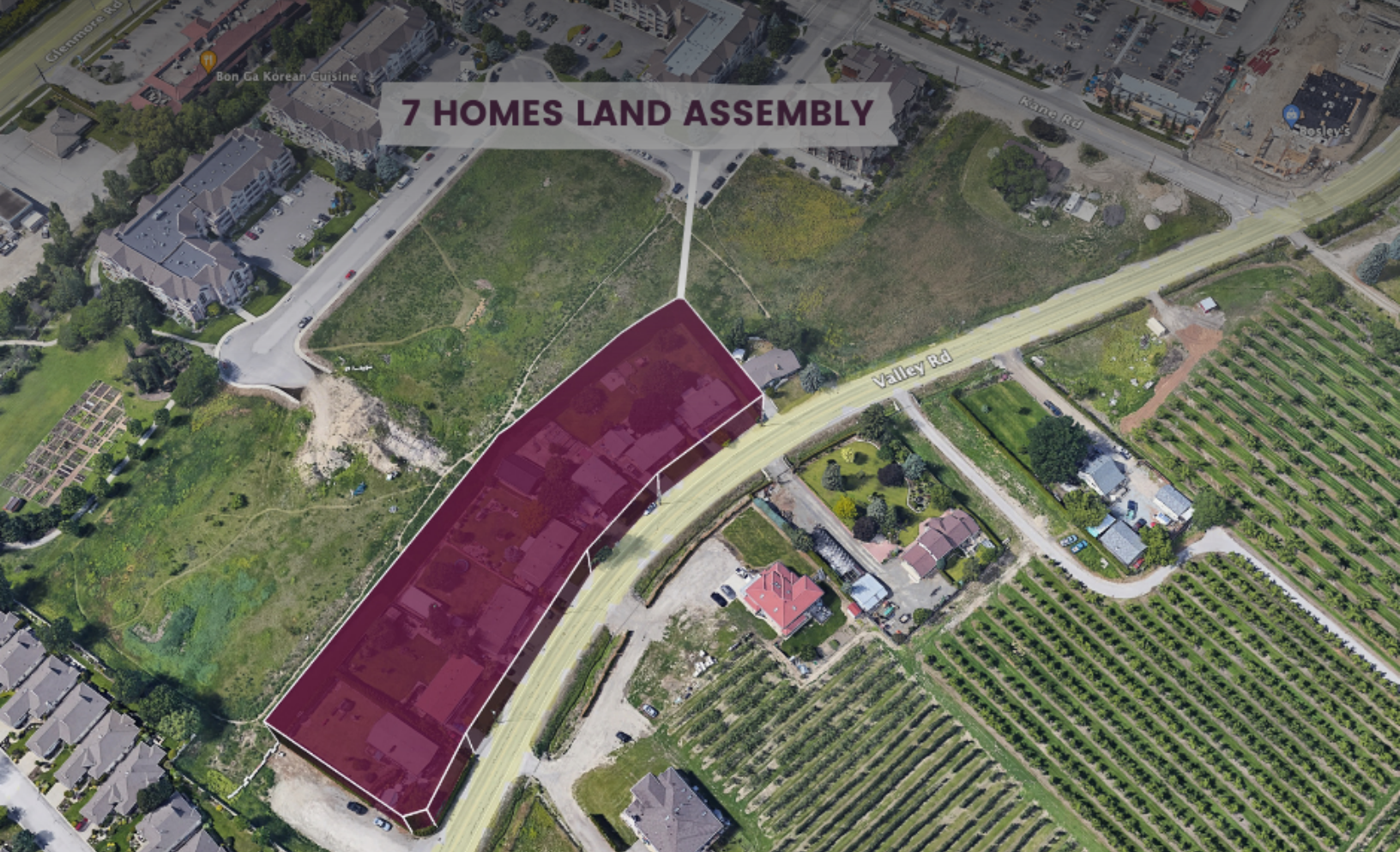
210 - 1751 Harvey Avenue



JUDGE TEAM

GARY JUDGE
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250.869.9964



7 HOMES LAND ASSEMBLY

PROPERTY DETAILS

- Seven (7) re-development lots land assembly in Glenmore, Kelowna
- Currently, seven homes on the property could generate holding income while in the rezoning process.
- Future land use support for Village Centre (VC) Zoning which offers increased density and the City also supports a mix of commercial and multi-unit residential uses.
- Walking distance to all amenities, Convenience stores, Save on Food, Banks, Starbuck, Tim Hortons, Dollar Store, Mcdonald and 8-10 minutes drive to Downtown, UBC, and Airport.

- **PRICE: \$12,490,000**

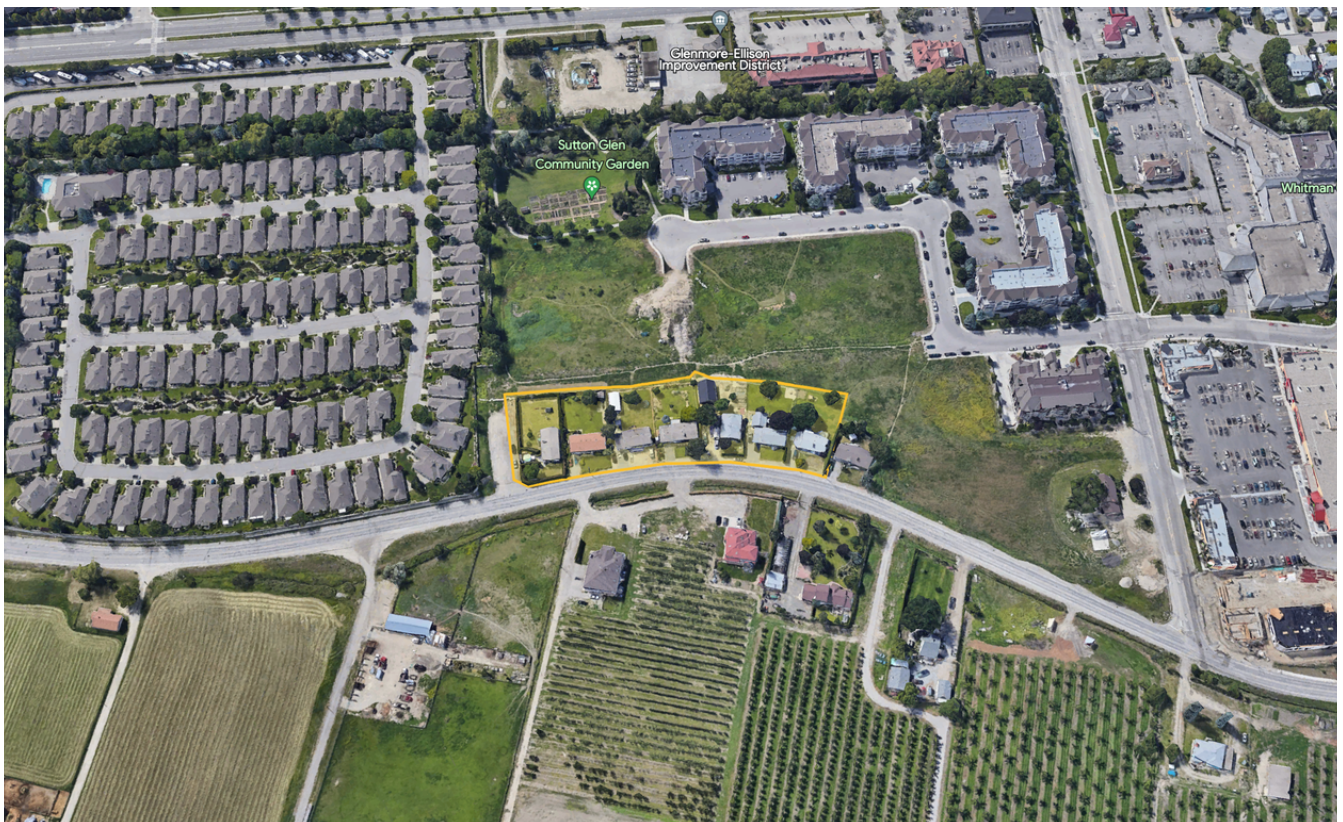
FOR SALE

444/450/456/462/468/472 Valley Rd, 1991 Raisanen Rd
Kelowna , BC

JUDGE TEAM is pleased to present this corner location with seven (7) lots of land assembly in Glenmore, the most sought-after area in Kelowna which has seven (7) homes providing holding income and upside through redevelopment.

This property is ideal for one of four (4) different scenarios

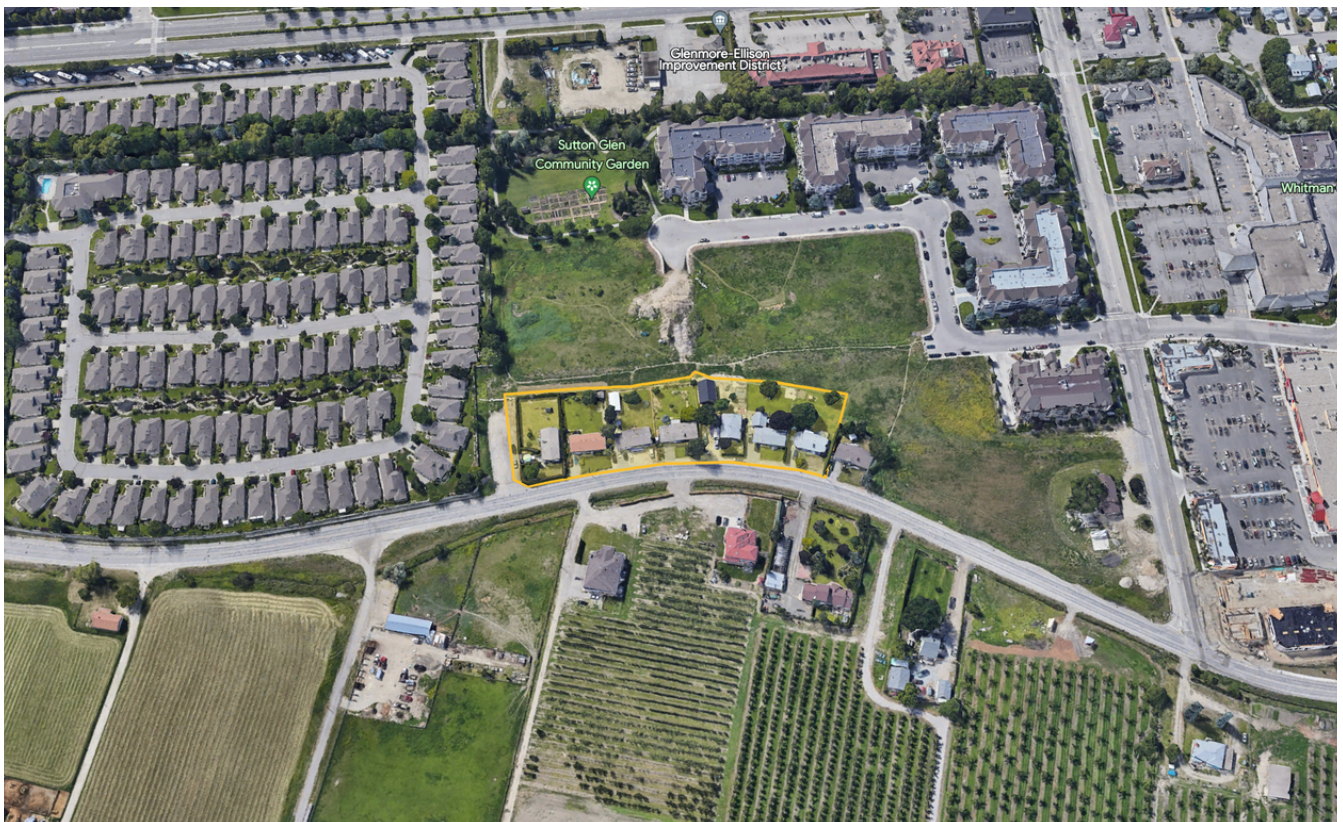
- 1) Maintain current status as an income-producing property through long-term or short-term rental
- 2) Furnish homes to do Airbnb, which is very suitable due to the location to increase rental income
- 3) Completely redevelop the site to create 6 Storey Apartments or townhomes combination
- 4) Go through the Design and Development Permit process and sell the DP package



FOR SALE

444/450/456/462/468/472 Valley Rd, 1991 Raisanen Rd
Kelowna , BC

Opportunity for seven (7) homes land assembly with solid rental income potential plus future upside as increased density multifamily development. 1.90 Acres (82,764 SF) land assembly, 7 titles. Located in Glenmore, in close proximity to Kelowna Golf and Country Club. This property comes under Village Centre (VC) Zoning (FAR up to 2.0), in the new OCP, which allow 6 storey apartment, Townhomes/apartment combo or the possibility for mixed commercial. This Village Centre segment has the potential to get benefit from Transport Supportive Corridor which will support new creative ideas for development and increased density. Walking distance to all amenities, convenience stores, Save on Food, Banks, Starbucks Tim Hortons, Dollar Store, McDonald and roughly 10 minutes drive to Downtown, UBCO, and Airport.



PROPERTY SIZE

In total seven (7) Lots of land assembly in Glenmore on Valley Rd. This is a very unique property that offers increased density due to the new VC zoning (Village Centre) and is close to all amenities. most of the homes are in good condition which will help to generate some return

- 468 Valley Rd .27 acres
- 462 Valley Rd .26 acres
- 456 Valley Rd .27 acres
- 450 Valley Rd .26 acres
- 474 Valley Rd .28 acres
- 1990 Raisanen Rd .30 acres
- 444 Valley Rd. .26 acres

Total: 1.90 Acres (Gross Area 82764 SF)

RENT

TENANT OCCUPIED

Home 1 - \$5000

Home 2 - \$5000

Home 3 - \$3000

Home 4 - \$3000

Home 5 - \$3000

Home 6 - \$3000

Home 7 - \$3000

(Total : \$25,000 Per Month , \$ 300,000 Per Year)

Rental income might be slightly different plus/minus but very close to the above numbers

PROPERTY DETAILS

CIVIC ADDRESS	444/450/456/462/468/472 Valley Rd, 1991 Raisanen Rd, Kelowna, BC
LEGAL DESCRIPTION	<p>Lot 3 Plan KAP23353 Section 32&33 Township 26 Land District 41</p> <p>Lot 4 Plan KAP23353 Section 32&33 Township 26 Land District 41</p> <p>Lot 5 Plan KAP23353 Section 32 Township 26 Land District 41</p> <p>Lot 6 Plan KAP23353 Section 32 Township 26 Land District 41</p> <p>Lot 7 Plan KAP23353 Section 32 Township 26 Land District 41</p> <p>Lot 8 Plan KAP23353 Section 32 Township 26 Land District 41</p> <p>Lot 9 Plan KAP23353 Section 32 Township 26 Land District 41</p>
PID'S	001-663-305 , 004-437-691, 006-474-861, 006-474-896, 006-475-043, 006-475-078, 006-475-094
LAND AREA	1.90 Acres (82764 Sq. Ft.)
ZONING (CURRENT)	A1
FUTUR LAND USE	(VC) Village Centre
COMBINED PROPERTY TAXES	\$25,318.64 (2021)

A secondary activity of hub of commercial and residential activity, as outlined in



AERIAL MAP - I

Walking distance to all amenities, Convenience stores, Save on Food, Banks, Starbuck, Tim Hortons, Dollar Store, Mcdonald and 8-10 minutes drive to Downtown, UBC, and Airport.



AERIAL MAP -II

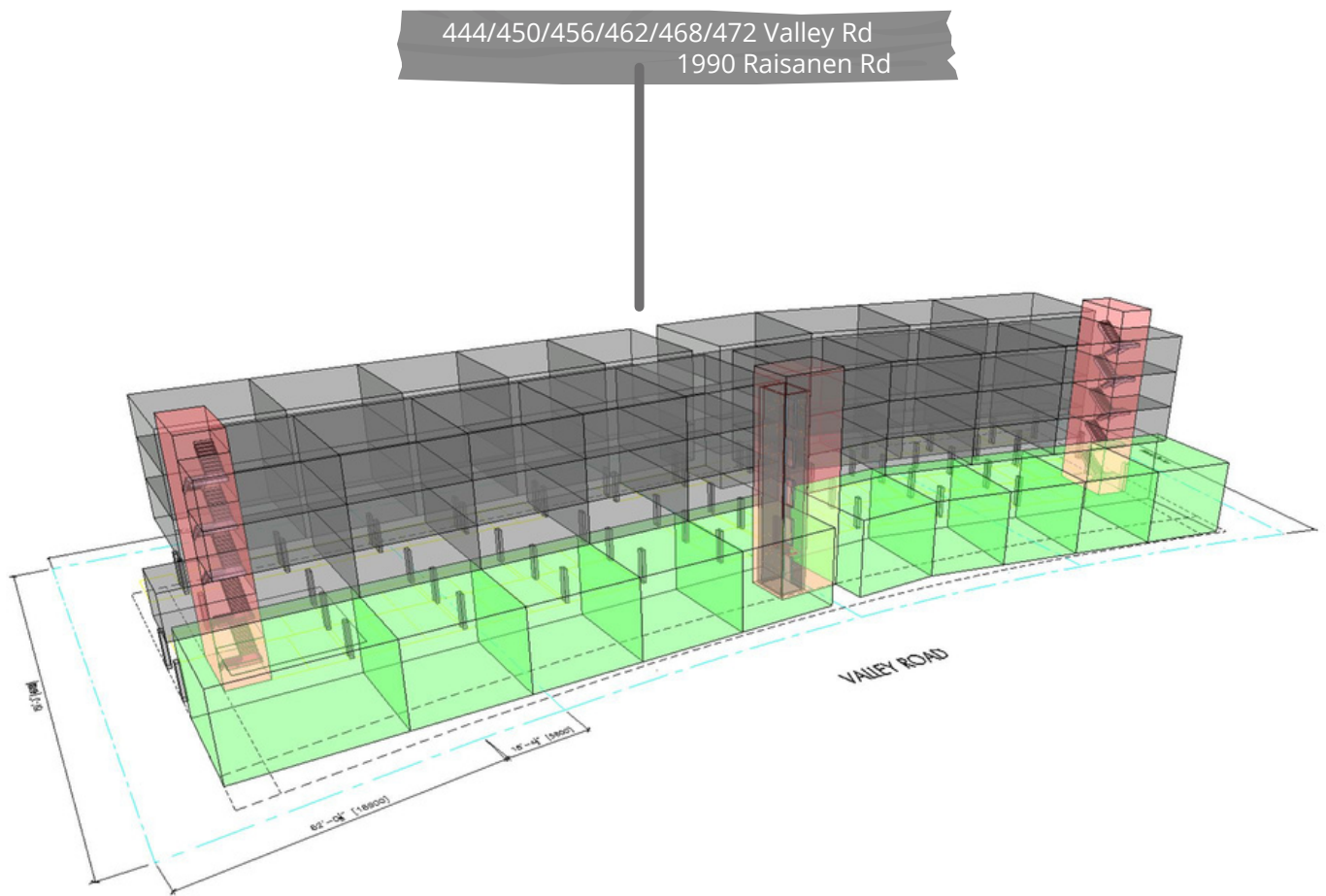
Developers in Kelowna have recognized Glenmore's potential, and are making the neighbourhood more accessible by building homes that are modern and affordable.



SERVICES MAP



CONCEPT SKETCH



KELOWNA



Kelowna lies in the heart of British Columbia's Okanagan Valley, the largest city on Okanagan Lake. Whether you're looking for a family-friendly holiday, a romantic getaway, a weekend with friends, or all three, you've come to the right place.

Kelowna is a recreational lakeside paradise with acres of scenic parkland and sandy beaches. Cradled within a range of breathtaking mountains, this urban sanctuary is bolstered by a pristine lake, pine forests, orchards, vineyards, sandy beaches, and unparalleled amenities.

Kelowna has the fastest growing population in British Columbia and the fourth fastest in Canada. With a regional population of approximately 190,000 in the Central Okanagan, an overall trading area of 520,000, and infrastructure to support business, Kelowna is the largest urban centre between Vancouver and Calgary.

Diversification and proximity to world markets are among Kelowna's greatest economic strengths. Agriculture, Tourism, Manufacturing, Health, and Technology are important industries in the region. Kelowna General Hospital is the largest healthcare facility in the Interior of BC.

While you're in Kelowna check out energetic downtown and beautiful waterfront boardwalk. Go on a tour of the many local Okanagan wineries, craft breweries, cideries, and distilleries. Hit the trails by bike, visit the historic Myra Canyon Trestles, or hike to the top of a mountain. Relax by the lake at one of the many beaches or take to the water for endless lake activities. Looking for farm fresh food? Visit the farms, orchards, markets, or many local restaurants for delicious seasonal products grown right here. Looking to play around? Golf your way through 18 golf courses. Kelowna is a must-play destination for every golf enthusiast!

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JUDGETeam

JUDGETeam is a highly experienced and specialized real estate team in land assembly for multifamily projects, development projects, commercial and residential real estate, backed by the most innovative real estate brokerage RealtyMonX based in KELOWNA.

Our dedicated real estate professionals are passionate to deliver exceptional service to our clients and provide a platform for a seamless sales process.



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