



2157 Woodlawn Street Kelowna British Columbia

\$1,050,000

DEVELOPMENT PROPERTY! Seize the opportunity to develop a prime corner lot zoned MF4 with a Floor Area Ratio (FAR) of 2.5 in Kelowna. This property allows for up to 6 stories, offering substantial flexibility for your design ambitions. Located within a Transit Hub Parking Exemption Area, this lot also features lane access, maximizing your development potential. Just blocks away from Kelowna General Hospital, elementary schools, Okanagan Lake, and shopping centers, this location is ideal for multi-family residential projects. The nearby amenities make it a highly attractive spot for potential residents, from healthcare professionals to families and outdoor enthusiasts. With the reduced parking requirements of the Transit Hub Parking Exemption Area, you can make the most of the available space. The corner lot offers excellent visibility and accessibility, further enhancing its appeal. Bring your design ideas and transform this prime property into a landmark development in Kelowna. VALUE IS IN THE LAND. INTERIOR VIEWING ONLY WITH ACCEPTED OFFER *Disclaimer - Buyer should research and preform own Due Diligence regarding development regulations and restrictions* (id:6769)

Living room 13'6" x 7'0"

Primary Bedroom 15'3" x 11'6"

Family room 11'8" x 18'0"

Full bathroom Measurements not available

Foyer 4'7" x 7'9"

Bedroom 11'2" x 10'1"

Bedroom 11'2" x 9'10"

Kitchen 10'0" x 9'0"

Dining room 7'3" x 15'3"

Living room 12'6" x 17'8"

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

<https://ryan-brown.c21.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.