2265, 2277 Richter Street Kelowna British Columbia

$4,520,000

INVESTOR AND DEVELOPER ALERT! Rare two-lot MF4 land assembly totaling approx. 0.36 acres with 120.76 ft of contiguous frontage on the Richter Street transit corridor and a depth of 129.9 ft, directly serving the Kelowna General Hospital precinct. The site sits inside the provincially designated KGH Transit Oriented Area -- one of only four TOAs in Kelowna -- where the Province and the City's OCP 2040 (Future Land Use: C-HTH, Core Area - Health District) direct the greatest height and density. MF4 zoning permits a 6-storey mid-rise with 2.5 FAR base density, plus a 0.3 FAR bonus for purpose-built rental or affordable housing, 65% site coverage, and ground-floor commercial retail -- supporting residential, mixed-use, institutional, and health-related uses steps from KGH. Approx. 39,205 sq ft buildable at base density, up to 43,910 sq ft with the rental bonus. Hold and plan with income in place: two existing homes totalling approx. 4,731 sq ft generate rental revenue through design and approvals. The full rear lane adds servicing, access, and parking options at the design stage. Conceptual design and brochure available -- a clean, policy-backed path to a mid-rise project in Kelowna's Health District. (id:6769)

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