



## 2277 Richter Street Kelowna British Columbia

\$2,108,000

INVESTOR AND DEVELOPER ALERT! 8 Lot, 1.208 Total Acres Land Assembly with MF4 Zoning, in the Transit Oriented Area, on the Transit Corridor. Allows for Commercial Retail Units on the ground level. Offering an aggregate sale price \$14,626,000. All buildings within a 400 meter radius of the Kelowna General Hospital, measured from the epicenter, located at the center of Pandosy St and the causeway that goes across Pandosy St, are eligible for 6 storey apartments. Maximum Base Density is 2.5 FAR, with 0.3 FAR bonus available for purpose built rental or affordable housing. Maximum Site Coverage for all buildings is 65% coverage. Must be sold in Land Assembly with 2237 Richter St, 2243 Richter St, 2253 Richter St, 2257 Richter St, 2265 Richter St, 2287 Richter St, 706 Rose Ave. (id:6769)

Bedroom 1' x 1'

Bedroom 1' x 1'

Laundry room 1' x 1'

Full bathroom 1' x 1'

Bedroom 1' x 1'

Primary Bedroom 1' x 1'

Kitchen 1' x 1'

Full bathroom 1' x 1'

Family room 1' x 1'

Living room 1' x 1'

Listing Presented By:



Originally Listed by:

Realty One Real Estate Ltd

<http://realty-one.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100

[lorneayers@royallepage.ca](mailto: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.