



2343 Pandosy Street Kelowna British Columbia

\$3,095,000

Exciting Opportunity in the new MF4 Zoning! The owner is well into a Development Permit process for a 5-story building and now with new MF4 zoning this can now be mixed use commercial (main floor) and residential of up to 6 stories total, and minimal parking. Permitted density will be 2.5 F.A.R. or 26,853 sqft Very impressive preliminary plans available. Commercial will be permitted on the main floor. Two properties have been amalgamated to one title. The holding period can be profitable with excellent steady monthly income of approximately \$10,000 attainable from the International Hostel (\$6,000/month) and detached 3+2 bedroom home (\$4,000/month). The Hostel can also be operated for much higher income and hostel revenue in the summer months ranges from \$25k to \$35k. (id:6769)

Listing Presented By:



Originally Listed by:
Royal LePage Kelowna

<http://www.realestatekelownabc.com/>



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.