



2855 Bouvette Street Kelowna British Columbia

\$1,051,974

NEW USE and ZONING change to UC5 for this Colossal Development Opportunity! With PHASE 1 in the OKANAGAN COLLEGE TOA (Transit Oriented Area), PHASES 2 and 3 on a TRANSIT SUPPORTIVE CORRIDOR, this LAND ASSEMBLY offers a total potential of 4.331 acres or 188,658.36 sq ft of land! Each phase is now UC5, allowing 6 storey mixed use. The total Assembly has a combined FAR of 380,017.44 sellable sq ft and up to 474,346.62 sellable sq ft with bonuses up to .5 FAR added. TOTAL LIST PRICE \$37,694,225 PLS NOTE: 2855 Bouvette St is in PHASE 3 and there is the option to purchase PHASE 3 only, up to 1.498 acres or 65,252.88 sq ft. At 1.8 FAR, there is a potential 117,455.18 sellable sq ft and up to 150,081.62 sellable sq ft with bonuses up to .5 FAR added. TOTAL LIST PRICE \$12,724,500 Easy walk to buses, college and high schools, beaches, restaurants, shopping, the hospital and more! Flat site, easy to build, with exceptional exposure on Gordon Dr and excellent access off Bouvette St and Lowe Ct. Buyers to do own due diligence on intended use, both municipally and provincially. Some lots not listed. (id:6769)

Full bathroom Measurements not available
 Foyer 13'0" x 7'0"
 Family room 12'0" x 11'0"
 Full bathroom Measurements not available
 Bedroom 13'0" x 8'0"
 Primary Bedroom 13'0" x 12'0"

Dining room 10'0" x 9'0"
 Living room 12'0" x 17'0"
 Kitchen 10'0" x 9'0"
 Bedroom 12'0" x 11'0"
 Living room 12'0" x 11'0"
 Kitchen 13'0" x 10'0"

Listing Presented By:



Originally Listed by:
 Coldwell Banker Horizon Realty

<http://www.stephaniegilchrist.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.