



## 730 Bernard Avenue Kelowna British Columbia \$1,488,900

Fantastic Downtown Investment: Prime P2 Zoned Property with Immediate Income! Positioned in an A+ central location within Kelowna's flourishing business and tourism district, this strategic property is a developer's dream. Currently undergoing an update for the lower suites, main floor bathrooms, and main leveling floor. This is a great bonus for anyone taking advantage of this great property. It delivers an immediate return as a currently licensed, operating 12-room, 40-bed hostel with a proven revenue history prior to COVID-19. The real value lies in its exceptional versatility: P2 Zoning: Highly flexible, permitting high-demand applications like supportive housing, health services, private clubs, and diverse business ventures. Significant growth opportunities, including potential for OPC multi-family residential development. Secure your future in Kelowna's core--this is the definitive opportunity to capitalize on a property with both turnkey income and unparalleled development flexibility. (id:6769)

Listing Presented By:



Originally Listed by:  
Engel & Volkers Okanagan

<http://gokelownahomes.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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