



## 828 Dehart Avenue Kelowna British Columbia

\$1,703,025

This 0.75-acre land assembly (3 lots) offers an unbeatable location just off Harvey Avenue, the busiest transit corridor in the Okanagan. Situated within walking distance to Capri and downtown Kelowna, the site benefits from a high-transit corridor FAR bonus and additional potential density bonuses, making it an ideal candidate for multi-family development. Must be sold as an assembly: 808, 818, and 828 DeHart Avenue Zoning Potential: Initial design feasibility suggests a FAR of 1.8, with a bonus 0.3 FAR and additional density opportunities based on Buyer Development Permit discussions. 2 out of 3 units are currently occupied by long-term tenants, providing interim revenue while planning development. Strategically located within 100 meters of a high-traffic intersection, ensuring excellent visibility and connectivity. Surrounded by a growing community of young, affluent, and educated renters, with the area recognized as one of the municipality's fastest-growing nodes over the past five years. Exceptional citywide connectivity, with quick access to amenities, downtown, and surrounding neighborhoods. The value lies in the land, sold ""as is, where is."" Buyers are advised to conduct their own due diligence to confirm the development potential. This site offers a rare opportunity to create significant density in one of Kelowna's most desirable growth areas. (id:6769)

Bedroom 23'0" x 9'0"

Bedroom 11'6" x 9'2"

Primary Bedroom 11'6" x 9'3"

Full bathroom 7'9" x 6'5"

Dining room 13'3" x 9'5"

Living room 19'0" x 12'0"

Kitchen 10'8" x 10'6"

Listing Presented By:



Originally Listed by:

Oakwyn Realty Okanagan-Letnick Estates



Royal

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