



Okanagan Lake

Kelowna General Hospital

## 2181 Richter Street Kelowna British Columbia

\$1,750,000

READY FOR NEW DEVELOPMENT! Zoned MF4 for Transit Oriented Area : Kelowna General Hospital. On the Transit Supportive Corridor allows ground level Commercial Retail Units (CRU). 6 Storey, 65% Max Building Site Coverage, min. 2.5 FAR. Building Height Bonuses available. For Developers: Estimated min 30% Rate of Return on Capital Invested, calculations available with references, subject to varying market conditions. Do your own Due Diligence. Call for Supporting Documentation & Full Disclosure Package. Near the Kelowna Bus Transit, 5 minutes Driving Distance to a major Grocery Store, 5 min Walking Distance to the Kelowna General Hospital (KGH), 5 min Driving Distance to Gyro Beach and 5 min Walking Distance to Abbott Street. (id:6769)

Laundry room 7'2" x 11'8"

Full bathroom 8'10" x 7'6"

Bedroom 9'2" x 11'7"

Bedroom 8'10" x 10'2"

Primary Bedroom 8'10" x 12'10"

Kitchen 11'8" x 12'2"

Living room 11'9" x 21'3"

Listing Presented By:



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Realty One Real Estate Ltd

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

**RE/MAX Kelowna**

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100-1553 Harvey Avenue,  
Kelowna, BC, V1Y 6G1

Phone: 250-870-6145  
[dallas@remaxkelowna.com](mailto:dallas@remaxkelowna.com)

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