



## 2257 Richter Street Kelowna British Columbia

\$1,359,000

INVESTOR AND DEVELOPER ALERT! MF4 Zoning, in the Transit Oriented Area, on the Transit Corridor. Allows for Commercial Retail Units on the ground level. Future Land Use is C-HTH (Core Area - Health District) designation--part of the 2040 Official Community Plan and reflected in the Zoning Bylaw--allows a mix of institutional, residential, and commercial uses tailored to support the Kelowna General Hospital area.

Maximum Base Density is 2.5 FAR, with 0.3 FAR bonus available for purpose built rental or affordable housing.

Max Site Coverage 65%. Must be sold in Land Assembly the Cooperating Properties: 2237 Richter St, 2243

Richter St, 2253 Richter St. Conceptual Design and Brochure will be made available shortly. (id:6769)

Full bathroom 1' x 1'

Kitchen 1' x 1'

Recreation room 1' x 1'

Foyer 1' x 1'

Bedroom 1' x 1'

Dining room 1' x 1'

Den 1' x 1'

Full bathroom 1' x 1'

Primary Bedroom 1' x 1'

Kitchen 1' x 1'

Living room 1' x 1'

Listing Presented By:



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**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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