2405 Pandosy Street Kelowna British Columbia

$1,790,000

2405 Pandosy Street - Prime Land Assembly Opportunity An exceptional redevelopment or long-term investment opportunity in one of Kelowna's most sought-after Transit Oriented Areas. This 2-lot land assembly totals 0.31 acres (13,569 sq.ft.) with approx. 116 feet of frontage on Pandosy Street, 117 feet along Birch Avenue, and rear lane access, offering excellent site flexibility for future development. Zoned MF4, this core area designation is specifically intended for higher-density infill and apartment housing. The zoning supports up to 6 storeys, reduced parking requirements, and a wide range of residential formats including apartments, townhomes, micro-suites, and long-term rental housing. Other potential uses in this Core Area - Health District (C-HTH), include small-scale commercial, and institutional or health-related services. The site allows for a maximum density of 2.5 FAR, with the potential for an additional 0.3 FAR bonus for rental or affordable housing initiatives. In total, the assembly provides approximately 33,922 sq.ft. of sellable area. The property sits on a Transit Supportive Corridor, a priority growth area under Kelowna's 2040 OCP, designed to integrate higher-density housing. Less than 200 metres to the Hospital, close to parks and beaches, and steps to the vibrant Pandosy Village. Nearby schools include the College, KSS, and KLO. With a Walk Score of 85, this is a highly walkable. Total list price: $3,580,000. *MUST BE SOLD WITH 2415 PANDOSY ST* (id:6769)

Kitchen ' x '

Bedroom ' x '

Bedroom ' x '

Full bathroom Measurements not available

Bedroom 10'6'' x 8'8''

Living room 12'5'' x 14'

Bedroom ' x '

Full bathroom Measurements not available

Dining nook 9'6'' x 8'

Bedroom 9'9'' x 7'7''

Primary Bedroom 11' x 10'

Kitchen 11' x 9'

Living room 18' x 11'

Listing Presented By:

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