



2855 Bouvette Street Kelowna British Columbia

\$1,051,974

2855 Bouvette Street is part of a rare UC5 land assembly in one of Kelowna's most active redevelopment corridors, with several properties located within the Okanagan College Transit Oriented Area (TOA) and the balance along a designated Transit Supportive Corridor. The broader assembly is approximately 4 acres, offering significant scale for mixed-use or purpose-built rental development in a high-demand location. Indicative pricing is expected in the range of \$169-\$199 per land sq ft depending on configuration, timing and overall acquisition scope. UC5 zoning supports up to 6-storey development, with density varying by location and potential for increased yield through bonus provisions. Based on a blended scenario, the assembly may support approximately 350,000 sq ft buildable with potential upside to approximately 435,000+ sq ft (buyer to verify). Flat, efficient site with strong frontage along Gordon Drive and multiple access points via Bouvette St and Lowe Ct, supporting practical site planning and construction. Walkable to transit, Okanagan College, schools, shopping, beaches, Kelowna General Hospital and key amenities, reinforcing long-term rental and mixed-use viability. Property may be acquired individually or assembled. Some properties not listed. Buyers to verify all development potential and intended use. (id:6769)

Full bathroom Measurements not available

Foyer 13'0" x 7'0"

Family room 12'0" x 11'0"

Full bathroom Measurements not available

Bedroom 13'0" x 8'0"

Primary Bedroom 13'0" x 12'0"

Dining room 10'0" x 9'0"

Living room 12'0" x 17'0"

Kitchen 10'0" x 9'0"

Bedroom 12'0" x 11'0"

Living room 12'0" x 11'0"

Kitchen 13'0" x 10'0"

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<http://www.stephanieilchrist.com/>

RE/MAX Kelowna

RE/MAX Kelowna

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

Phone: 250-870-6145
dallas@remaxkelowna.com