



424 Newsom Avenue Kelowna British Columbia

\$1,795,000

A rare opportunity to acquire a prime development site in the heart of Kelowna's South Pandosy Urban Centre. Zoned UC5, this 6,044 sq ft lot (79 x 76.5 ft) with laneway access is surrounded by new construction on all sides, with several neighbouring parcels already cleared and shovel ready, a clear signal of where this corridor is heading. UC5 zoning permits mixed-use development up to 8 storeys as of right, with density bonusing available up to 11 storeys. No rezoning required. The City of Kelowna has identified this node as a primary growth area under the 2040 OCP, making this an exceptionally well positioned holding for any developer or investor looking to enter one of BC's most active mid-size urban markets. Steps to Okanagan Lake, the Pandosy Village commercial strip, Kelowna General Hospital, and transit. The existing two storey home with pool generates income while you plan. Hold, assemble, or build. Land assembly potential exists with neighbouring properties. Opportunities like this in an established urban centre with this level of surrounding development activity are increasingly rare. (id:6769)

3pc Ensuite bath 11' x 8'

Bedroom 19'5" x 10'4"

Bedroom 15' x 10'4"

4pc Bathroom 7'6" x 7'

Primary Bedroom 19'5" x 11'5"

Bedroom 15'6" x 10'4"

3pc Bathroom 7'10" x 6'3"

Living room 23'9" x 15'

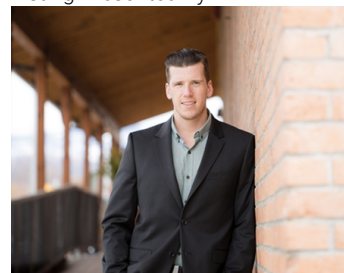
Kitchen 14' x 10'3"

Dining nook 11' x 6'

Family room 19' x 15'

Dining room 13'8" x 9'

Listing Presented By:



Originally Listed by:
Real Broker B.C. Ltd

RE/MAX Kelowna

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