



## 588/598 Royal Avenue Kelowna British Columbia

\$3,200,000

Highly Desirable Multi-Family Development Site - 588 and 598 Royal Avenue form an approximately 0.33-acre MF4 land assembly in Kelowna South, less than 200 m from the center of the Kelowna General Hospital Transit Oriented Area. Both properties are zoned MF4 - Transit Oriented Areas with OCP 2040 Future Land Use C-HTH N - Core Area - Health District, placing them in one of only four provincially designated TOAs in Kelowna and in the highest-intensity inner 0-200 m band around the KGH hub. MF4 Multiple Dwelling Housing designation supports 6-storey mid-rise development. The three existing homes provide rental income during the holding and planning stages, and full rear lane access, reinforced by a registered access easement, improves site servicing and parking flexibility. Together, these factors make the property a straightforward, policy-aligned candidate for a mid-rise multifamily project in the unique KGH Transit Oriented Area. Share sale option is available. (id:6769)

Listing Presented By:



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Coldwell Banker Horizon Realty

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