



721 Raymer Avenue Kelowna British Columbia

\$1,399,900

UC5 zoned 50 X 120 property in South Pandosy Urban Centre - Superb location with an exceptional opportunity for developers and investors with a discerning eye for potential in the pulsating heart of South Pandosy Urban Centre. This property represents a lucrative venture for development opportunities and is on a street located where residential uses are required at grade with opportunities for limited commercial uses. With UC5 Zoning in place, the prospects are boundless, allowing for 6-storey building height. This property isn't just ideally situated; it's a canvas for visionary development. Capitalize on this rare chance to shape the future of one of Kelowna's prime locales, where investment translates to a legacy of urban excellence. The flat site is ripe for transformation. Imagine the possibilities in an area thriving with urban vibrancy. Location is a walker's paradise to major amenities including Okanagan Lake, Gyro Beach, Pandosy Village, Pandosy Waterfront Park, Pandosy public pier, top-rated schools including Raymer Elementary, KLO, KSS and Okanagan College, KGH, medical offices, restaurants, patios, grocery stores, boutiques, and the public transit exchange. This property comes with a solid updated single-family residence with light oak LVP & laminate flooring and a floor to ceiling electric fireplace. Excellent income potential with 4 bedrooms and 2 bathrooms, including a 2-bedroom legal suite, with convenient alley access, and parking for five vehicles. (id:6769)

4pc Bathroom 7' x 8'7"

Bedroom 10'2" x 11'1"

Primary Bedroom 10'2" x 13'3"

Living room 20'1" x 15'9"

Dining nook 8'9" x 8'0"

Kitchen 11'1" x 8'8"

Kitchen 11'4" x 10'9"

Full bathroom 5'4" x 11'8"

Bedroom 11'2" x 12'9"

Bedroom 10'2" x 11'5"

Living room 19'11" x 15'5"

Listing Presented By:



Originally Listed by:
Royal LePage Kelowna

<http://www.louiselevesquerealestate.ca/>

RE/MAX Kelowna

RE/MAX Kelowna

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

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.