



# 3219 St. Amand Road Kelowna British Columbia

\$1,489,600

Being offered as a LAND ASSEMBLY with 3159 St. Amand and 1599 KLO Rd totalling 1.31 Acres. PRIME LOT, this property is ready for REDEVELOPMENT in a sought after area of Kelowna. Located just off KLO Rd, within walking distance to Okanagan College and a 5 min drive to Pandosy Shopping Centre and the lake, this lot is .34 acre, with plenty of redevelopment in the area and steps from a high transit corridor. OPPORTUNITY FOR INVESTORS AND DEVELOPERS! 132 ft Frontage x 112 ft Depth. Flat .34 (14,810 Sq. Ft.) acre lot. City of Kelowna's Future OCP C-NHD (Urban Core Neighbourhood). Inquire for possible options. There is a development application in progress with the City just across the street, and IHS Design has confirmed 6 story potential on this site. See plans in the photos. Apartment Housing Multifamily Potential. Buildable depth of 73'4" (22.4m) and a buildable width of 482'11" (147.2m), factoring in a 6m agricultural buffer. Large 1.31 acre assembly. (id:6769)

Family room 18' x 15'10"  
Recreation room 15' x 21'  
3pc Bathroom Measurements not available  
Bedroom 9'3" x 11'3"  
Bedroom 11' x 9'  
3pc Bathroom Measurements not available

Bedroom 11' x 10'  
Primary Bedroom 27'6" x 11'6"  
Kitchen 11'3" x 17'6"  
Dining room 9'6" x 11'10"  
Living room 13' x 18'6"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty



Royal

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