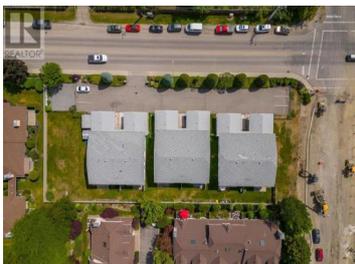




## 840 Lanfranco Road 1 - 12 Kelowna British Columbia

Kelowna South

# \$7,699,888



A prime 0.75-acre (32,670 SF) property available with three separate buildings and 12 separate titles. This property offers abundant parking and significant room for potential expansion or development under UC5 zoning. The location is exceptional, being within walking distance to Okanagan College and Gyro Beach. There is strong potential for mixed residential APARTMENTS or a HOTEL, with possible development up to 6-8 storeys. The permitted density is 2.05 F.A.R (with bonus), which could allow for approximately 66,900 buildable square feet. Each of the existing buildings contains four units, with each unit featuring two bedrooms, 1.5 bathrooms, a living room, a kitchen, and laundry facilities. All units are well-maintained, ensuring a solid income stream for investors, along with excellent development opportunities. The property's desirable location provides easy access to Okanagan College, Gyro Beach, H2O Adventure + Fitness Centre, local wineries, golf courses, restaurants, grocery stores, and various other amenities. (id:6769)

**Gary Judge**

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