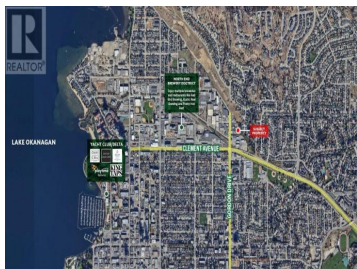


1140 Brant Avenue Kelowna British Columbia

Kelowna North

\$2,950,000



Rare opportunity to purchase a 0.976 acres (42,515 SF) industrial lot in Kelowna's downtown north end industrial area. Fantastic central location, just off of Gordon Avenue near Clement Avenue, and within walking distance to an abundance of amenities. Located in a trendy neighborhood known as the Brewery District, with numerous breweries and eateries in the area. Property borders both industrial and residential areas, and is surrounded by many other commercial and industrial businesses. Property is fenced and gated and has no permanent structures. I2 zoning allows for a multitude of uses such as general industrial, automotive, participant recreation services indoor, food and liquor primary establishments, and more. This is a unique transitional site and the city has been receptive in preliminary high-level discussions for a proposed industrial / commercial / residential mixed-use building. The site allows up to 3.0 FAR, permitting up to 127,545 of buildable square feet. The hillside is expected to have minimal impact on the development potential due to a city requirement for 10% of the site to be non-hard landscaping. Access and parking easements and/or agreements will be required for the property, to accommodate use and access on adjacent lots. The neighbouring, fully-tenanted property at 1111 Gordon Drive is also available for sale (MLS #10332547). (id:6769)



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