

**1269 BELAIRE AVE**

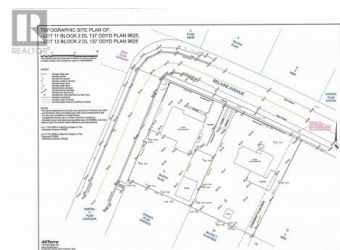
property lines approximate and should be verified

**1257 BELAIRE AVE**

## 1269 Belaire Avenue Kelowna British Columbia

Springfield/Spall

**\$1,888,000**



ATTENTION DEVELOPERS! CAPRI URBAN CENTER LAND ASSEMBLY  
 TOTALLING .46 ACRES, UC2 zoning allowing up to 12-15 Stories. 1257 AND  
 1269 BELAIRE to be bought in conjunction, .23 acre each lot equals .46 acres  
 of high density development potential in center of the fast developing Capri-  
 Landmark Urban Center neighbourhood plan, only a few blocks from  
 Landmark towers, the coming new Recreation Complex, close to downtown  
 and Okanagan Lake, it is as central as it comes! Zoned UC2, a mixed  
 commercial-residential zone, allowing a variety of apartment, professional,  
 health, and office uses. Community plan allows up to 12 stories, but may hold  
 potential for up to 15 stories on application with bonus uses. Base FAR is 3.3  
 for pot 66,124 of building space. Rental or affordable housing may add a  
 further .3 FAR for up to 12 stories, or possibly .05 FAR per story (for 12 story or  
 more). Initial feasibility study done at FAR of 1.8 for a 6 story + 2 story U/G  
 parkade, 51 unit condo/apartments, studio-2 bed units + 3 live work units at  
 total 44,861 SF above ground. Current home offers 2 Bed up, 2 Bed Legal suite  
 down. Home had major reno'd ~14 yrs ago - maple kitchens up/down, wood  
 floors, Pex plumbing, windows, doors, insulation, etc. Value still mostly in land,  
 and is "as is where is". To be bought in w/ 1257 Belaire. Meas. approx & to be  
 verified. (Buyer to do own due diligence on info with Ci...



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