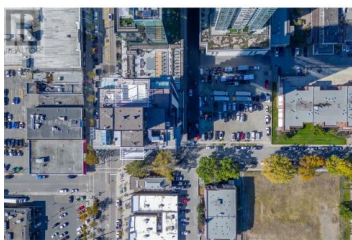


## 1464-1476 Bertram Street Kelowna British Columbia

Kelowna North

**\$8,490,000**

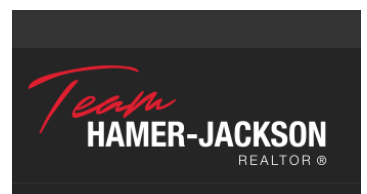


Rare Downtown Kelowna development opportunity! This .6 acre/26,136 sqft tower site is situated in the highly desirable and famous Bernard Ave neighbourhood. Adjacent to the rapidly developing Bertram Block and being only steps to all the trendy shops and dining, this site offers a wide range of development options from high end condos or rentals, or a much downtown hotel. Bring your vision and creative development ideas! Seller may consider residential or commercial trade properties in both BC and Alberta as part of payment. Clean site with Certificate of Compliance and no expensive demolition of hazardous materials. Prior use was downtown parking lot which generated an up to \$250,000 per year income, making this a strong cash flow holding property. Be a part of Canada's fastest growing city! (id:6769)

**Mark Boppre**

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**RE/MAX Kelowna**  
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