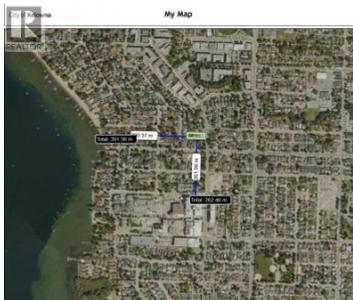


## 2056 Pandosy Street Kelowna British Columbia

Kelowna South

**\$2,770,000**



Developer and Investor Alert! Prime Transit-oriented Multi-family Development Site just 300 meters from Kelowna General Hospital. This rare 0.45-acre site is ideally located within the Hospital Transit Oriented Area, the property is zoned MF4 - Transit Oriented Areas with future land use designation Core Area - Health District (C-HTH). Zoning supports multi-unit residential development up to approximately 6 storeys with a base FAR of 2.5 and potential for bonus density, and is exempt from minimum parking requirements under the Zoning Bylaw, offering valuable flexibility for developers. Walking distance to beaches, City Park, Downtown, schools, and the Abbott Street Active Transportation Corridor, and only minutes to the South Pandosy Urban Centre, Okanagan College, major shopping centres, future UBCO Downtown Campus. This is a rare opportunity in a high-demand location with strong fundamentals and outstanding long-term growth potential! Measurements are approximate and should be independently verified. Buyers are responsible for confirming all information and conducting their own due diligence. (id:6769)

**JP Letnick**

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