



## 2261 Burnett Street Kelowna British Columbia

Kelowna South

**\$1,499,900**



2261 Burnett is ONE lot out of a potential THREE lot assembly in Kelowna's Health District. This property has an original home that could be suited, as well as a carriage home in the back, so there is income potential for a buyer looking for a fantastic development project. According to the City of Kelowna website, the value of property located around the hospital area in the health centre zone is influenced by several factors, such as: - The proximity to Kelowna General Hospital. - The availability of health services and related businesses in the area, which create a high demand for office, retail, and residential space. - The designation of the area as a Core Area-Health District (C-HTH) in the 2040 Official Community Plan (OCP), which supports the development of a vibrant health district that integrates hospital-related services with the surrounding neighbourhoods. - The potential for future growth and redevelopment in the area, as guided by the Hospital Area Plan, the 2040 OCP, and the 2040 Transportation Master Plan. Some of the information provided in this listing is based in part by advice and visuals obtained from IHS Design. They have suggested that, based on a 3 lot assembly proposed site area of 0.63 acres, there is 6 storey building height potential and a maximum FAR = 1.8 (approx 4572 sq m/49,212 sq ft). (id:6769)

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