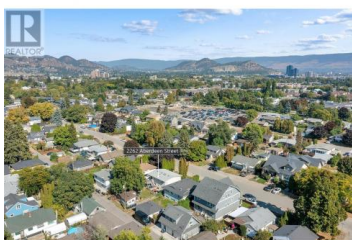




## 2262 Aberdeen Street Kelowna British Columbia

Kelowna South

**\$849,900**



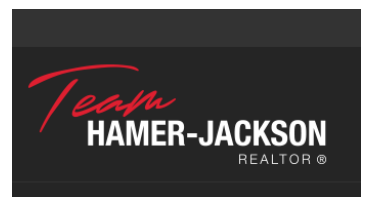
Fantastic Development Opportunity in South Kelowna! A highly sought-after location, this newly MF4-zoned property offers incredible potential for investors and developers alike with the unique flexibility this zoning affords. Just steps from Okanagan Lake beaches, Kelowna General Hospital, and the vibrant South Pandosy district, this 48' X 118' lot is primed for future growth. The unique MF4 zoning offers immense flexibility, allowing for anything from a single-family home to a 6-storey apartment building with a FAR ratio of 2.5. With minimal onsite parking requirements, this is an excellent opportunity to maximize space and value in a bustling urban area. The current home on the property is a rentable 4-bedroom, 2-bathroom residence—perfect for securing income while planning your development. Don't miss out on this rare chance to develop in one of Kelowna's most desirable locations! (id:6769)

### Kent Armstrong

RE/MAX Kelowna

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