



2602 Pandosy Street & 475-481 Wardlaw Avenue Kelowna British Columbia

Kelowna South

\$7,925,000



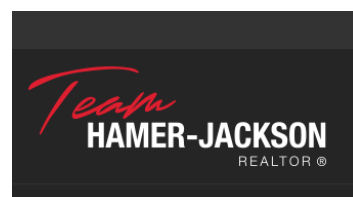
This rare four-lot assembly boasts a prime corner location in the heart of Pandosy Village, offering exceptional potential for mixed-use development. Currently featuring houses and a parking lot with holding income, this trophy property is positioned along a major Transit Corridor, just steps from Kelowna General Hospital, grocery-anchored retail centres, waterfront parks, and SOPA Square, a landmark 14-storey mixed-use project. The site is ideally situated within 100 meters of Lake Okanagan and a short walk to over 30 trendy restaurants, schools, Okanagan College, and Kinsmen Park. With up to 2.35 FAR for rental development, the property allows for a maximum of 53,083 net rentable square feet, making it a prime candidate for a vibrant urban project. Conveniently connected to downtown and UBC Okanagan via transit, this location offers unmatched accessibility. Priced at \$149 per maximum net rentable square foot, the opportunity also includes the potential for a share sale of a bare trust. (id:6769)

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