



## 2835 Richter Street Kelowna British Columbia

Kelowna South

**\$1,880,000**

All boundary lines are approximate; please refer to the survey or zoning map for accurate information.



Amazing development opportunity in the heart of the Pandosy area within walking distance to Okanagan Lake! This 2,203 square foot home sits on a large corner lot with laneway access, measuring 60x120 feet (.16 acres). The house features 4 bedrooms, 3 bathrooms, and a non-conforming basement suite with a separate entrance, providing great income while you plan your future development. Across from Raymer Elementary School, located steps from restaurants, shopping, schools, and minutes to downtown Kelowna. This property is zoned UC5 (Pandosy Urban Centre) which the zoning allows for up to 6 stories and 1.8 FAR; subject to meeting all zoning bylaw regulations and city verification. Buyer should complete their own due diligence on potential development. (id:6769)



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