



607 Glenwood Avenue Kelowna British Columbia

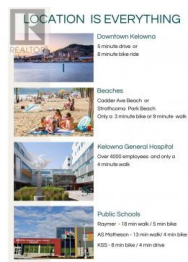
Kelowna South

\$2,300,000



MF4 ZONING

- This zone permits a range of redevelopment from infill housing up to 6 story apartments.
- Large lot of approximately .29 Acres 75.4 wide X 160 long
- Maximum density allows for 2.5 FSR with a density bonus of 0.3 FSR for rental or affordable housing possible.
- With in a parking exempt zone - The Developer determines whether to provide parking for residential units or visitors. There are accessible parking requirements.



LOCATION IS EVERYTHING

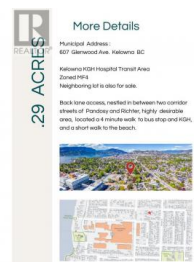
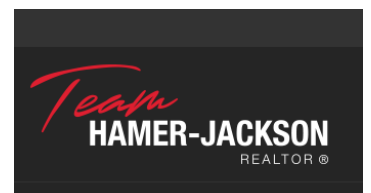
- Downtown Kelowna
5 minute drive or 8 minute bike ride
- Beaches
Cedar Ave Beach or Shiloh Park Beach
Only a 3 minute drive or 5 minute walk
- Kelowna General Hospital
Over 400 employees and only a 4 minute walk
- Public Schools
Rupert - 10 min walk / 5 min bike
Ad. Hubbertson - 13 min walk / 4 min bike
KPS - 8 min bike / 10 min drive

Attention Developers! This conveniently located MF4 lot is within the Kelowna General Hospital transit oriented area. Featuring a large .29 acre lot, is zoned MF4 allowing mid rise apartments up to 6 stories with a FAR of 2.5 and is in a parking exempt zone, allowing flexibility for the developer to decide on parking. Lot is approx. 12,632 SQFT on a 78 Ft wide x 160 Ft long and has an added bonus of back lane access for additional options. At approximately \$182 a SQFT for the land, this is the best priced lot in the area! Located in the highly desirable Kelowna South Neighborhood, steps from the hospital, a few blocks to the beach, close to the Pandosy Village, downtown and with a bus stop only a 2 minute walk away. For Developers looking for a larger project, the adjacent property at 633 Glenwood is also for sale. Sellers are willing to rent back if it suits the buyer. Please SEE PHOTOS for brochure and more details. (id:6769)

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