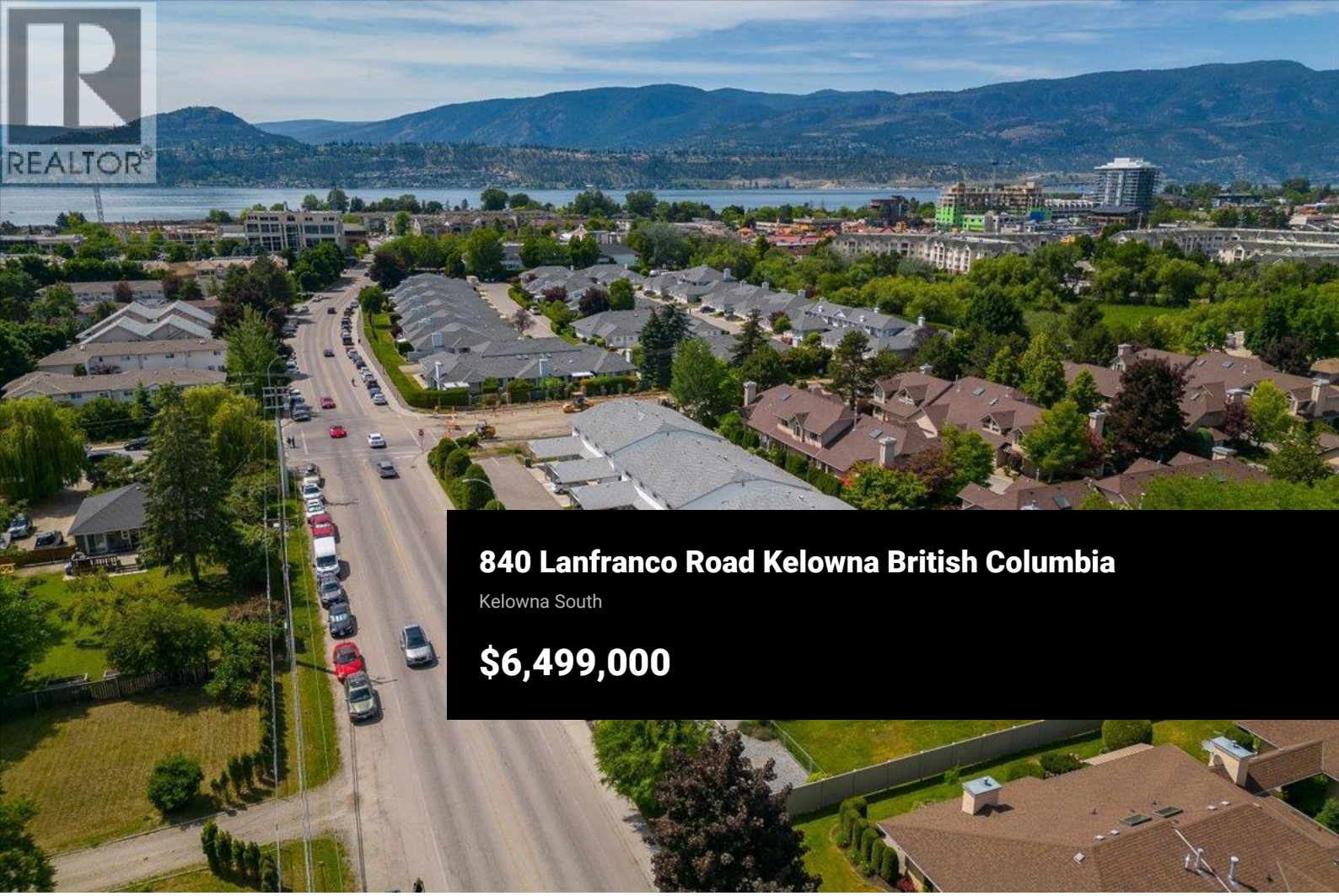


840 Lanfranco Road Kelowna British Columbia

Kelowna South

$6,499,000













PRIME INVESTMENT OPPORTUNITY | ** Exceptional 0.75-acre (32,670 sq. ft.) UC5-zoned property in the desirable Kelowna South neighbourhood, featuring **12 separately titled townhomes across three well-maintained buildings. Each unit offers 2 bedrooms, 1.5 bathrooms, a kitchen, living room, and in-suite laundry. Currently generating **strong monthly rental income**, this property provides excellent holding income with significant redevelopment potential. UC5 zoning may allow MIXED- USE residential or HOTEL development of up to 6 storeys, with a potential **2.05 FAR and approximately 66,900 sq. ft. of buildable floor area**, subject to municipal approvals and applicable regulations. The property offers ample parking and a prime location within walking distance of Okanagan College and minutes from Gyro Beach, H2O, shopping, restaurants, and other amenities. **An outstanding opportunity for investors and developers seeking immediate income and long-term redevelopment potential!** (id:6769)

Gary Judge

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