



# 840 Lanfranco Road 1 -12 Kelowna British Columbia

\$7,699,888

A prime 0.75-acre (32,670 SF) property available with three separate buildings and 12 separate titles. This property offers abundant parking and significant room for potential expansion or development under UC5 zoning. The location is exceptional, being within walking distance to Okanagan College and Gyro Beach. There is strong potential for mixed residential APARTMENTS or a HOTEL, with possible development up to 6-8 storeys. The permitted density is 2.05 F.A.R (with bonus), which could allow for approximately 66,900 buildable square feet. Each of the existing buildings contains four units, with each unit featuring two bedrooms, 1.5 bathrooms, a living room, a kitchen, and laundry facilities. All units are well-maintained, ensuring a solid income stream for investors, along with excellent development opportunities. The property's desirable location provides easy access to Okanagan College, Gyro Beach, H2O Adventure + Fitness Centre, local wineries, golf courses, restaurants, grocery stores, and various other amenities. (id:6769)

Listing Presented By:



Originally Listed by:  
Realtymonx

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
Shannon@MarkAndShannon.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.