



1140 Brant Avenue Kelowna British Columbia

\$2,750,000

Large 1-acre parcel in Kelowna's Core Area with Prime Zoning for Business and Industrial uses. Positioned within Kelowna's rapidly developing North End, this exceptional 0.976-acre development opportunity offers a rare chance to secure a high-profile site in one of the city's most dynamic urban districts. Currently zoned I1 for a diverse range of business and industrial use, it is located within the North End Neighbourhood Plan. The property presents outstanding potential in an area undergoing the Kelowna's most rapid and significant revitalization. The existing I1 zoning permits buildings up to 16.0 meters in height with a 2.4 FAR, translating to approximately 102,036 square feet of potential building area. The property is further designated as Mixed Employment District (MED) within Kelowna's OCP, supporting employment-intensive uses including manufacturing, service commercial, retail, light industrial, professional offices, specialty retail, breweries, restaurants, health and wellness services, childcare facilities, and complementary multi-unit residential integrated above grade-level commercial spaces in mixed-use forms. The area planning framework supports low-rise to potential mid-rise development, creating flexibility for a visionary project aligned with the North End's continued transformation. Surrounded by breweries, creative enterprises, emerging residential density, and urban amenities, the property benefits from exceptional connectivity to Downtown Kelowna, walkable access to restaurants and services, and proximity to future infrastructure enhancements envisioned within the North End Plan, including expanded waterfront pathways, enhanced parks, and improved pedestrian connections throughout the district. This is a strategic and increasingly scarce redevelopment opportunity within one of Kelowna's most sought-after urban growth corridors. (id:6769)

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