



1225 Mountain Avenue Kelowna British Columbia

\$2,995,000

This 1.275-acre property is centrally located in Glenmore and is within Kelowna's OCP 2040 Core Area. Current zoning is RU1 with the OCP2040 Future Land Use of C-NHD. There is potential to rezone to MF1 - Infill Housing, a zone that provides for infill development but limits development to ground-oriented housing of 2 storeys. Preliminary plans indicate 16 units total including ten 3-bedroom townhouses and six 4-bedroom townhouses. The existing 2,496 SF, 5-bedroom, 3-bathroom single-family home can provide holding income until the property is ready for redevelopment. This is a large, peaceful lot tucked away in a residential neighbourhood, yet only a short walk to Bankhead Elementary School, and the coffee shops, craft breweries & restaurants in the growing brewery district. (id:6769)

Listing Presented By:



Originally Listed by:
RE/MAX Kelowna

<https://www.commercialbc.com/>

stilhavn
REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
shannonstyles@gmail.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.