



# 1316 Bernard Avenue Kelowna British Columbia

\$1,474,000

Developer Alert ! Three Property Land Assembly totalling almost 28,000 sq ft Consisting along with 1481 and 1491 Richmond Street . Premium development site with frontage on Bernard Ave, Richmond St , and Lawson Ave. in the Downtown Corridor. The properties at 1481 , 1491 Richmond Street , and 1316 Bernard Ave are located in the C-NHD Core Area Neighbourhood future land use designation. The subject properties are also located on a transit supportive corridor. The core area neighbourhood designation may support a rezoning to MF3, which allows for 6-storey apartment housing . This home has just been updated inside , and new fences and landscape. It is the Buyers responsibility to check all zoning with the City and the seller makes no guarantees . All three properties have homes that are presently rented . (id:6769)

Listing Presented By:



Originally Listed by:  
Sage Executive Group Real Estate

<http://gregpennerrealtor.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.