



1464-1476 Bertram Street Kelowna British Columbia

\$8,490,000

Rare Downtown Kelowna development opportunity! This .6 acre/26,136 sqft tower site is situated in the highly desirable and famous Bernard Ave neighbourhood. Adjacent to the rapidly developing Bertram Block and being only steps to all the trendy shops and dining, this site offers a wide range of development options from high end condos or rentals, or a much downtown hotel. Bring your vision and creative development ideas! Seller may consider residential or commercial trade properties in both BC and Alberta as part of payment. Clean site with Certificate of Compliance and no expensive demolition of hazardous materials. Prior use was downtown parking lot which generated an up to \$250,000 per year income, making this a strong cash flow holding property. Be a part of Canada's fastest growing city! (id:6769)

Listing Presented By:



Originally Listed by:
Century 21 Assurance Realty Ltd

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.