



1470 Richter Street Kelowna British Columbia

\$899,000

Don't miss your chance to secure a prime property in the vibrant core of Kelowna. Priced well below assessed value, this property offers outstanding value along with significant development potential. Whether you're an investor seeking your next project or a buyer looking to live in one of the city's most desirable neighborhoods, this location delivers unmatched convenience. Just two parcels north of Bernard Avenue on Richter Street, you're steps from downtown amenities, schools, shopping, restaurants, and the lakefront. Zoned UC1 Urban Core, this property offers exceptional flexibility for future use. The zoning supports high-density, mixed-use development including residential, commercial, retail, and cultural spaces making it a strategic holding property with incredible upside. The existing home features 2 bedrooms, 1 bathroom, a den, and a full basement (partially finished). Outside, enjoy a fully fenced and landscaped private yard ideal for comfortable living or rental income while you plan your next move. Walk to everything downtown has to offer and capitalize on the growth of Kelowna's thriving urban core. Opportunities like this are rare, bring your vision and unlock the full potential of this prime location. (id:6769)

Other 12'5" x 11'7"

Full bathroom 6'2" x 6'9"

Office 6'3" x 7'4"

Bedroom 10'6" x 10'5"

Primary Bedroom 14'6" x 10'6"

Kitchen 13'8" x 12'7"

Living room 22'10" x 12'2"

Listing Presented By:



Originally Listed by:
Coldwell Banker Executives Realty

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.