



## 2065 Long Street Kelowna British Columbia

\$2,799,999

MF4-zoned redevelopment opportunity located just steps from the lake in the highly desirable Pandosy-Abbott corridor. This property offers exceptional medium- to high-density development potential, including the ability to develop up to 16 townhomes or a four-story apartment building with approximately 50 units, subject to City approvals. There is also potential to subdivide into two single-family lots, providing multiple exit and development strategies. The site is improved with a well-maintained estate-style rancher, allowing for holding income while redevelopment plans are pursued. The existing improvements include a 3-bedroom, 2-bathroom residence, a double detached garage with studio above suitable for extended family or rental use, and a substantial 28' x 24' detached garage/workshop featuring a wash sink, full second level, bonus room, full bathroom, and cabinetry with kitchen sink. The property is fully fenced with private gated access and features mature landscaping, adding value during the holding period. The location benefits from excellent walkability and proximity to the lake, Kelowna General Hospital, shopping, transit, and key amenities. This offering presents a rare opportunity to acquire a strategically located MF4 site with strong density potential, interim income, and long-term redevelopment upside in one of Kelowna's most sought-after urban neighbourhoods. (id:6769)

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