



## 2265 Richter Street Kelowna British Columbia

\$2,412,000

INVESTOR AND DEVELOPER ALERT! MF4 Zoning, in the Transit Oriented Area, on the Transit Corridor. Allows for Commercial Retail Units on the ground level. Future Land Use is C-HTH (Core Area - Health District) designation--part of the 2040 Official Community Plan and reflected in the Zoning Bylaw--allows a mix of institutional, residential, and commercial uses tailored to support the Kelowna General Hospital area. Maximum Base Density is 2.5 FAR, with 0.3 FAR bonus available for purpose built rental or affordable housing. Max Site Coverage 65%. Must be sold in Land Assembly the Cooperating Properties: 2277 Richter St. Conceptual Design and Brochure will be made available shortly. (id:6769)

Games room 1' x 1'

3pc Bathroom 1' x 1'

2pc Bathroom 1' x 1'

Bedroom 1' x 1'

4pc Ensuite bath 1' x 1'

Family room 1' x 1'

Bedroom 1' x 1'

Living room 1' x 1'

Dining room 1' x 1'

Primary Bedroom 1' x 1'

Kitchen 1' x 1'

Listing Presented By:



Originally Listed by:  
Realty One Real Estate Ltd

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