



2343 Pandosy Street Kelowna British Columbia

\$3,095,000

INVESTOR ALERT! Rental Property: Two properties have been amalgamated into one title. Includes detached house on Christleton with two rentable units (main and basement) with passive rental income of \$4,000/mo. plus another \$6,000/mo. from the Kelowna International Hostel on Pandosy. An owner-operator can capitalize on summer income for the hostel ranging from \$25 to \$35 K. Superb location just 1 block to the Kelowna Hospital, 2 blocks to lake with shops and restaurants nearby. **Development Opportunity:** Current owner is well into a Development Permit process for a 6-storey building (commercial ground floor and 5 storeys of residential). Permitted density will be 2.5 FAR. The holding period can be profitable, based on the rental incomes mentioned above. (id:6769)

Bedroom 7'1" x 11'9"

Full bathroom 8'8" x 7'6"

Primary Bedroom 14'1" x 7'9"

Living room 8'6" x 16'

Dining room 8'6" x 6'7"

Kitchen 8'2" x 8'6"

Bedroom 9'3" x 8'5"

Bedroom 9' x 11'

Full bathroom 6'4" x 5'7"

Primary Bedroom 12'6" x 11'1"

Living room 19'6" x 11'8"

Kitchen 10' x 18'

Listing Presented By:



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