



2681 Abbott Street Kelowna British Columbia

\$2,000,000

Investor Alert! This location and a great home footprint allow you to either move in and enjoy the beautiful neighbourhood and surroundings, adding your personal touches & updates over time, or grasp the Prime opportunity unfolding in the highly sought-after Abbott Street corridor—one of the most desirable and vibrant areas in the city. This exceptional property boasts UC5 zoning, offering unmatched development potential with permitted construction of up to 4 stories, including the exciting possibility of rooftop patios. With a generous building envelope of up to 12,000 sq. ft., this is a rare chance to capitalize on one of the city's most flexible and high-value zoning designations. Whether you're envisioning a luxury multi-family development, high-end townhomes, or an iconic mixed-use build, the location and zoning offer limitless residential investment potential. Nestled in a dynamic neighborhood just steps to the lake, beaches, cafes, and cultural attractions, this site offers the perfect blend of urban lifestyle and long-term growth. Buyers are advised to perform their own due diligence with the City to explore all future development possibilities. Don't miss this golden opportunity to create something remarkable in the heart of the Abbott Street corridor! (id:6769)

Den 9'7" x 9'11"

Bedroom 13'2" x 9'11"

2pc Ensuite bath 8'4" x 4'4"

Primary Bedroom 13'6" x 12'3"

4pc Bathroom 8'4" x 7'7"

Kitchen 14'8" x 10'7"

Dining room 9'5" x 10'7"

Family room 36'10" x 12'6"

3pc Bathroom 6'5" x 10'11"

Bedroom 12'10" x 12'0"

Kitchen 13'6" x 10'10"

Foyer 14'11" x 8'9"

Dining room 17'4" x 10'5"

Living room 17'4" x 12'0"

Listing Presented By:



Originally Listed by:
RE/MAX Kelowna

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.