



## 2815 Richter Street Kelowna British Columbia

\$1,875,000

Exceptional land assembly opportunity in the heart of Kelowna's Pandosy Urban Centre, encompassing 2815 Richter Street, 731 & 721 Raymer Avenue. Together, these parcels form a substantial development site within the UC5 zoning, a designation that supports vibrant mixed-use residential and commercial development in one of the city's most desirable growth corridors. The UC5 zone allows for up to 6 storeys of height, 2.05 FAR base density, and an additional bonus density up to 2.35 FAR when delivering purpose-built rental or attainable housing--unlocking significant build potential. Buyer to verify with city. This flexible zoning supports apartments, townhomes, and mixed-use forms, ideally suited for transit-oriented development within walking distance to Kelowna General Hospital, Okanagan College, and Pandosy Village shops, cafes, and restaurants. The site's strategic location places future residents minutes from the Lake Okanagan waterfront, Gyro Beach, top-rated schools, and major transit routes--making it a rare opportunity for developers seeking high-demand infill in a dynamic, amenity-rich district. All three properties must be sold together with total asking price of \$5 Million. (id:6769)

3pc Bathroom Measurements not available  
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 Kitchen 15' x 11'  
 Bedroom 13' x 11'  
 Family room 18' x 12'

Bedroom 13' x 11'  
 Kitchen 17' x 11'  
 Living room 18' x 12'  
 Bedroom 13' x 9'6"  
 Primary Bedroom 13' x 11'  
 Dining room 24' x 12'

Listing Presented By:



Originally Listed by:  
 Century 21 Coastal Realty Ltd.

<http://www.c21coastal.ca/>

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