



# 3036 Pandosy Street

## 3036 Pandosy Street Kelowna British Columbia

\$6,999,000

A prime opportunity awaits at one of Kelowna's premier redevelopment sites, offering consistent income from a National Tenant. Situated on a corner lot just steps from Lake Okanagan, this 0.456-acre parcel (19,863 sq.ft.) boasts C4 Commercial Zoning (with an FAR up to 2.35) and is slated for future UC5 Pandosy Zoning. Nestled in South Pandosy, renowned as the City's top-notch neighborhood, it stands as an ideal canvas for high-density development, fully supported by the City authorities. Easy access on foot to Lake Okanagan, multiple waterfront parks, sandy beaches, three major grocery store-anchored shopping centers, Okanagan College, as well as elementary, middle, and high schools. Seamless transit connections to Downtown, UBC-Okanagan, Okanagan College, and Kelowna General Hospital add to its convenience. Currently leased by the Royal Bank of Canada (RBC), this property presents an exceptional investment opportunity amidst a thriving and sought-after locale. (id:6769)

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty

<https://dawsonyates.kelownarealestate.com/>

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
shannonstyles@gmail.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.