



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:



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Coldwell Banker Horizon Realty

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

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