



## 401 Meikle Avenue Kelowna British Columbia

\$2,599,000

Large, 0.22 acre development site right across from Okanagan Lake and in the heart of the vibrant Pandosy neighbourhood in Kelowna. Close proximity to Pandosy Village, which offers a range of shops, cafes and services. Additionally, located steps from the shores of Okanagan Lake providing future residents with opportunities for recreational activities and stunning views. Current zoning is UC5 (Pandosy Urban Centre) which promotes livable, vibrant, sustainable communities with optimal land use and increased economic activity. The owner has a 24-unit Development Permit in place with the city, which can be revised to 30-units without any further approvals. Permitted density up to 2.35 F.A.R. Gross lot size of 9,590 sq. Ft that permits up to 22,614 sq. Ft of buildable area. Impressive preliminary architectural plans and landscaping plans in place. As an added bonus, there is an existing detached 5 bed 2 bath home with suite that provides a gross income of \$4,100/month with utilities paid by the tenant. An excellent income source for the holding period prior to redevelopment. Current house on property is 5 bed/ 2 bath with suite downstairs. (id:6769)

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

<http://www.kailaklassen.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.