



## 706 Rose Avenue Kelowna British Columbia

\$1,948,000

INVESTOR AND DEVELOPER ALERT! MF4 Zoning, in the Transit Oriented Area, on the Transit Corridor. Allows for Commercial Retail Units on the ground level. Future Land Use is C HTH (Core Area - Health District) designation--part of the 2040 Official Community Plan and reflected in the Zoning Bylaw--allows a mix of institutional, residential, and commercial uses tailored to support the Kelowna General Hospital area.

Maximum Base Density is 2.5 FAR, with 0.3 FAR bonus available for purpose built rental or affordable housing. Max Site Coverage 65%. Conceptual Design and Brochure will be made available shortly. (id:6769)

Laundry room 1' x 1'

Bedroom 1' x 1'

Full bathroom 1' x 1'

Bedroom 1' x 1'

Primary Bedroom 1' x 1'

Kitchen 1' x 1'

Dining room 1' x 1'

Living room 1' x 1'

Listing Presented By:



Originally Listed by:  
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