



731 Raymer Avenue Kelowna British Columbia

\$1,562,500

Exceptional land assembly opportunity in Kelowna's sought-after Pandosy Urban Centre: 2815 Richter Street, 731 Raymer Avenue, and 721 Raymer Avenue. Combined, these three properties create a prime development site zoned UC5, allowing for mixed-use residential and commercial development in one of Kelowna's fastest-growing corridors. UC5 zoning permits up to 6 storeys, with a base density of 2.05 FAR and bonus density up to 2.35 FAR for purpose-built rental or attainable housing (buyer to verify with the City). Ideal for apartments, townhomes, or mixed-use projects including commercial along Richter Street. Located within walking distance to Kelowna General Hospital, Okanagan College, Pandosy Village, shops, cafes, restaurants, transit, Lake Okanagan, and Gyro Beach. All three properties must be sold together. Total asking price: \$5,000,000.

(id:6769)

Laundry room 11' x 8'6"

Bedroom 10'6" x 9'

Kitchen 14'6" x 11'

3pc Bathroom Measurements not available

Bedroom 11' x 11'

Family room 13' x 9'6"

3pc Bathroom Measurements not available

Kitchen 11'6" x 11'6"

Bedroom 10'6" x 9'6"

Primary Bedroom 13'6" x 11'6"

Bedroom 10'6" x 8'6"

Living room 13'6" x 13'6"

Listing Presented By:



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