



## 808 Dehart Avenue Kelowna British Columbia

\$1,703,025

This 0.75-acre land assembly (3 lots) offers an unbeatable location just off Harvey Avenue, the busiest transit corridor in the Okanagan. Situated within walking distance to Capri and downtown Kelowna, the site benefits from a high-transit corridor FAR bonus and additional potential density bonuses, making it an ideal candidate for multi-family development. Must be sold as an assembly: 808, 818, and 828 DeHart Avenue Zoning Potential: Initial design feasibility suggests a FAR of 1.8, with a bonus 0.3 FAR and additional density opportunities based on Buyer Development Permit discussions. 2 out of 3 units are currently occupied by long-term tenants, providing interim revenue while planning development. Strategically located within 100 meters of a high-traffic intersection, ensuring excellent visibility and connectivity. Surrounded by a growing community of young, affluent, and educated renters, with the area recognized as one of the municipality's fastest-growing nodes over the past five years. Exceptional citywide connectivity, with quick access to amenities, downtown, and surrounding neighborhoods. The value lies in the land, sold "as is, where is." Buyers are advised to conduct their own due diligence to confirm the development potential. This site offers a rare opportunity to create significant density in one of Kelowna's most desirable growth areas. (id:6769)

Recreation room 19' x 12'3"  
 Laundry room 11'7" x 7'  
 3pc Bathroom Measurements not available  
 Office 9'5" x 10'3"  
 Bedroom 10'3" x 13'9"  
 Bedroom 10'8" x 9'

Primary Bedroom 12' x 12'3"  
 3pc Bathroom Measurements not available  
 Dining room 11' x 9'  
 Living room 18'3" x 13'5"  
 Kitchen 14' x 10'6"

Listing Presented By:



Originally Listed by:  
 Stilhavn Real Estate Services

<http://www.markandshannon.com/>

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 REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
 Okanagan**

#100 - 3200 Richter Street,  
 Kelowna, BC,

Phone: (250) 878-3877  
 Shannon@MarkAndShannon.com

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