



Richter Street Kelowna British Columbia

\$5,896,968

INVESTOR AND DEVELOPER ALERT! Rare (4) four-lot MF4 land assembly totaling approx. 0.53 acres with 176.46 ft of contiguous frontage on the Richter Street transit corridor and a depth of 129.9 ft, directly serving the Kelowna General Hospital precinct. The site sits inside the inner 0-200 m band of the provincially designated KGH Transit Oriented Area -- one of only four TOAs in Kelowna -- where the Province and the City's OCP 2040 (Future Land Use: C-HTH, Core Area - Health District) direct the greatest height and density. MF4 zoning permits a 6-storey mid-rise with 2.5 FAR base density, plus a 0.3 FAR bonus for purpose-built rental or affordable housing, 65% site coverage, and ground-floor commercial retail -- supporting residential, mixed-use, institutional, and health-related uses steps from KGH. Hold and plan with income in place: by generating rental revenue. The full-length rear lane adds servicing, access, and parking options at the design stage. Assemblies of this width, this close to the hospital hub, rarely come to market -- a clean, policy-backed path to a significant mid-rise project in Kelowna's Health District. (id:6769)

Listing Presented By:



Originally Listed by:
Realty One Real Estate Ltd

<https://www.cliffordmay.ca/>

stilhavn
REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

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