



1269 BELAIRE AVE

1257 BELAIRE AVE



1257 Belaire Avenue Kelowna British Columbia

\$1,888,000

Listing Presented By:



Originally Listed by:
Royal LePage Kelowna

<http://swproperties.ca/>

ATTENTION DEVELOPERS! CAPRI URBAN CENTER LAND ASSEMBLY TOTALLING .46 ACRES, UC2 zoning allowing up to 12-15 Stories. 1257 AND 1269 BELAIRE to be bought in conjunction, .23 acre each lot equals .46 acres of high density development potential in center of the fast developing Capri-Landmark Urban Center neighbourhood plan, only a few blocks from Landmark towers, the coming new Recreation Complex, close to downtown and Okanagan Lake, it is as central as it comes! Zoned UC2, a mixed commercial-residential zone, allowing a variety of apartment, professional, health, and office uses. Community plan allows up to 12 stories, but may hold potential for up to 15 stories on application with bonus uses. Base FAR is 3.3 for pot 66,124 of building space. Rental or affordable housing may add a further .3 FAR for up to 12 stories, or possibly .05 FAR per story (for 12 story or more). Initial feasibility study done at FAR of 1.8 for a 6 story plus 2 story underground parkade, 51 unit condo/apartments, studio-2 bed units + 3 live work units at total 44,861 SF above ground. Current home offers 3 Bed up, 2 Bed Legal suite, & non-conforming "cottage" in back, total gross rents ~\$6,000/month. Hardwood floors, decently maintained and updated over the years. Value mostly in land, and is "as is where is". To be bought in w/ 1269 Belaire. Meas. approx & to be verified. (Buyer to do own due diligence on info with City of Kelowna). No Sign. (id:6769)



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:
sbuck56@gmail.com

- Laundry room 5'9" x 4'8"
- Other 9'4" x 5'6"
- Laundry room 7'11" x 5'4"
- Dining nook 7'7" x 6'5"
- Family room 12'9" x 10'10"
- Foyer 12'6" x 8'3"
- Family room 16'0" x 10'0"
- Den 9'6" x 8'1"
- 2pc Ensuite bath 7'1" x 5'4"
- Primary Bedroom 12'3" x 12'0"
- Dining nook 9'0" x 6'0"
- Kitchen 16'0" x 9'6"
- Dining room 9'0" x 8'0"
- Living room 19'0" x 18'6"
- Full bathroom 6'1" x 5'7"
- Bedroom 15'0" x 11'0"

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 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.

Bedroom 13'0" x 12'0"

Primary Bedroom 12'8" x 10'11"

4pc Bathroom 6'8" x 6'1"