



# 1464-1476 Bertram Street Kelowna British Columbia

\$8,490,000

Rare Downtown Kelowna development opportunity! This .6 acre/26,136 sqft tower site is situated in the highly desirable and famous Bernard Ave neighbourhood. Adjacent to the rapidly developing Bertram Block and being only steps to all the trendy shops and dining, this site offers a wide range of development options from high end condos or rentals, or a much downtown hotel. Bring your vision and creative development ideas! Seller may consider residential or commercial trade properties situated in BC, Alberta, SK and the US as part of payment. Clean site with Certificate of Compliance and no expensive demolition of hazardous materials. Potential use downtown 100 stall parking lot, generating up to \$250,000 per year, making this a strong cash flow holding property. Be a part of Canada's fastest growing city! (id:6769)

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd



Royal

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