



# 2056 Pandosy Street Kelowna British Columbia

\$2,990,000

Seize this rare 0.45-acre offering just 400 meters from Kelowna General Hospital. Ideally located within the Hospital Transit Oriented Area, this property offers unmatched convenience in one of Kelowna's most desirable neighbourhoods--just steps from prestigious Abbott Street and within walking distance to the lake, multiple beaches, City Park, the scenic Abbott Street active transportation corridor, and a full range of nearby amenities, restaurants, and grocery stores to meet your daily needs. Fronting onto Pandosy Street--a designated Transit Supportive Corridor with a bus stop directly in front and additional transit access nearby on Cadder Avenue--this site is zoned MF4 - Transit Oriented Areas. The zoning supports a six-storey apartment building with a base FAR of 2.5 and potential for bonus density. It is also exempt from the City's minimum parking requirements under the Zoning Bylaw, offering valuable flexibility for developers. An exceptional opportunity in a high-demand area with strong fundamentals and long-term growth potential. (id:6769)

Bedroom 24'0" x 11'0"

Bedroom 10'0" x 8'0"

Family room 24'6" x 11'0"

Bedroom 12' x 10'

3pc Bathroom 7'0" x 5'0"

3pc Bathroom " x "

3pc Ensuite bath Measurements not available

Bedroom 8'0" x 13'0"

Bedroom 12'6" x 10'6"

Primary Bedroom 12'6" x 11'6"

Kitchen 12'0" x 12'0"

Dining room 13'0" x 12'0"

Living room 21'0" x 14'0"

Listing Presented By:



Originally Listed by:

Oakwyn Realty Okanagan-Letnick Estates



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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