



## 2157 Woodlawn Street Kelowna British Columbia

\$1,050,000

DEVELOPMENT PROPERTY! Seize the opportunity to develop a prime corner lot zoned MF4 with a Floor Area Ratio (FAR) of 2.5 in Kelowna. This property allows for up to 6 stories, offering substantial flexibility for your design ambitions. Located within a Transit Hub Parking Exemption Area, this lot also features lane access, maximizing your development potential. The City will also be upgrading the water system and adding sidewalks down Glenwood. Neighboring property at 2161 Woodlawn MLS 10323789) is also for sale creating even more opportunity. Just blocks away from Kelowna General Hospital, elementary schools, Okanagan Lake, and shopping centers, this location is ideal for multi-family residential projects. The nearby amenities make it a highly attractive spot for potential residents, from healthcare professionals to families and outdoor enthusiasts. With the reduced parking requirements of the Transit Hub Parking Exemption Area, you can make the most of the available space. The corner lot offers excellent visibility and accessibility, further enhancing its appeal. Bring your design ideas and transform this prime property into a landmark development in Kelowna.

VALUE IS IN THE LAND. INTERIOR VIEWING ONLY WITH ACCEPTED OFFER \*Disclaimer - Buyer should research and preform own Due Diligence regarding development regulations and restrictions\* (id:6769)

Living room 13'6" x 7'0"

Primary Bedroom 15'3" x 11'6"

Family room 11'8" x 18'0"

Full bathroom Measurements not available

Foyer 4'7" x 7'9"

Bedroom 11'2" x 10'1"

Bedroom 11'2" x 9'10"

Kitchen 10'0" x 9'0"

Dining room 7'3" x 15'3"

Living room 12'6" x 17'8"

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

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Royal

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