



## 2237 Richter Street Kelowna British Columbia

\$1,778,000

INVESTOR AND DEVELOPER ALERT! 0.53 Acres Land Assembly. 176.46' W x 129.94' D. MF4 Zoning, in the Transit Oriented Area, on the Transit Corridor. Allows for Commercial Retail Units on the ground level. Future Land Use is C-HTH (Core Area - Health District) designation--part of the 2040 Official Community Plan and reflected in the Zoning Bylaw--allows a mix of institutional, residential, and commercial uses tailored to support the Kelowna General Hospital area. Maximum Base Density is 2.5 FAR, with 0.3 FAR bonus available for purpose built rental or affordable housing. Max Site Coverage 65%. Must be sold in Land Assembly the Cooperating Properties: 2243 Richter St, 2253 Richter St, 2257 Richter St. Conceptual Design and Brochure will be made available shortly. (id:6769)

Sunroom 1' x 1'

3pc Bathroom 1' x 1'

Bedroom 1' x 1'

Kitchen 1' x 1'

Laundry room 1' x 1'

Bedroom 1' x 1'

Primary Bedroom 1' x 1'

Living room 1' x 1'

Listing Presented By:



Originally Listed by:

Realty One Real Estate Ltd

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



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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