



2343 Pandosy Street Kelowna British Columbia

\$3,095,000

Exciting Opportunity in the new MF4 Zoning! The owner is well into a Development Permit process for a 5-story building and now with new MF4 zoning this can now be mixed use commercial (main floor) and residential of up to 6 stories total, and minimal parking. Permitted density will be 2.5 F.A.R. or 26,853 sqft Very impressive preliminary plans available. Commercial will be permitted on the main floor. Two properties have been amalgamated to one title. The holding period can be profitable with excellent steady monthly income of approximately \$10,000 attainable from the International Hostel (\$6,000/month) and detached 3+2 bedroom home (\$4,000/month). The Hostel can also be operated for much higher income and hostel revenue in the summer months ranges from \$25k to \$35k. (id:6769)

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