



## 2261 Burnett Street Kelowna British Columbia

\$1,499,900

2261 Burnett is ONE lot out of a potential land assembly in Kelowna's Health District. This property has an original home that could be suited, as well as a carriage home in the back, so there is income potential for a buyer looking for fantastic future development potential. According to the City of Kelowna website, the value of property located around the hospital area in the health centre zone is influenced by several factors, such as: 1. The proximity to Kelowna General Hospital. 2. The availability of health services and related businesses in the area, which create a high demand for office, retail, and residential space. 3. The designation of the area as a Core Area-Health District (C-HTH) in the 2040 Official Community Plan (OCP), which supports the development of a vibrant health district that integrates hospital-related services with the surrounding neighbourhoods. 4. The potential for future growth and redevelopment in the area, as guided by the Hospital Area Plan, the 2040 OCP, and the 2040 Transportation Master Plan. Some of the information provided in this listing is based in part by advice and visuals obtained from IHS Design. For example, they have suggested that, based on a 3 lot assembly proposed site area of 0.63 acres, there is 6 storey building height potential and a maximum FAR = 1.8 (approx 4572 sq m/49,212 sq ft). Drive by and have a look! This is a fantastic neighbourhood opportunity! (id:6769)

Full bathroom Measurements not available

Bedroom 5' x 5'

Bedroom 5' x 5'

Bedroom 5' x 5'

Primary Bedroom 10' x 10'

Full bathroom 5' x 7'

Living room 10' x 10'

Kitchen 10' x 10'

Partial bathroom Measurements not available

Full bathroom Measurements not available

Bedroom 5' x 5'

Bedroom 5' x 5'

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty

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