



## 2262 Aberdeen Street Kelowna British Columbia

\$839,900

Fantastic Development Opportunity in South Kelowna! A highly sought-after location, this newly MF4-zoned property offers incredible potential for investors and developers alike with the unique flexibility this zoning affords. Just steps from Okanagan Lake beaches, Kelowna General Hospital, and the vibrant South Pandosy district, this 48' X 118' lot is primed for future growth. The unique MF4 zoning offers immense flexibility, allowing for anything from a single-family home to a 6-storey apartment building with a FAR ratio of 2.5. With minimal onsite parking requirements, this is an excellent opportunity to maximize space and value in a bustling urban area. The current home on the property is a freshly painted, rentable 4-bedroom, 2-bathroom residence--perfect for securing income while planning your development. The home has a separate basement entrance and could easily be suited. Don't miss out on this rare chance to develop in one of Kelowna's most desirable locations! (id:6769)

Other 12'0" x 10'0"

Dining nook 9'0" x 7'0"

Laundry room 11'0" x 10'0"

Full bathroom 7'0" x 5'6"

Bedroom 14'0" x 11'0"

Full bathroom 7'0" x 8'0"

Bedroom 11'6" x 10'0"

Primary Bedroom 12'6" x 11'0"

Kitchen 12'6" x 9'0"

Dining room 12'6" x 8'0"

Living room 17'0" x 15'0"

Listing Presented By:



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<http://www.kentarmstrong.ca/>



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