



# 2845 Bouvette Street Kelowna British Columbia

\$1,189,188

NEW USE and ZONING change to UC5 for this Colossal Development Opportunity! With PHASE 1 in the OKANAGAN COLLEGE TOA (Transit Oriented Area), PHASES 2 and 3 on a TRANSIT SUPPORTIVE CORRIDOR, this LAND ASSEMBLY offers a total potential of 4.331 acres or 188,658.36 sq ft of land! Each phase is now UC5, allowing 6 storey mixed use. The total Assembly has a combined FAR of 380,017.44 sellable sq ft and up to 474,346.62 sellable sq ft with bonuses up to .5 FAR added. TOTAL LIST PRICE \$37,694,225 PLS NOTE: 2845 Bouvette Street is in PHASE 3 and there is the option to purchase PHASE 3 only, up to 1.498 acres or 65,252.88 sq ft. At 1.8 FAR, there is a potential 117,455.18 sellable sq ft and up to 150,081.62 sellable sq ft with bonuses up to .5 FAR added. TOTAL LIST PRICE \$12,724,500 Easy walk to buses, college and high schools, beaches, restaurants, shopping, the hospital and more! Flat site, easy to build, with exceptional exposure on Gordon Dr and excellent access off Bouvette St and Lowe Ct. Buyers to do own due diligence on intended use, both municipally and provincially. Some lots not listed. (id:6769)

4pc Bathroom Measurements not available

4pc Ensuite bath 6' x 5'

Bedroom 19'9" x 13'6"

Dining room 12' x 12'

Primary Bedroom 12'7" x 11'6"

Living room 14'6" x 13'5"

Kitchen 12' x 7'

Living room 11'10" x 13'6"

Full bathroom Measurements not available

Bedroom 11' x 9'2"

Bedroom 13'5" x 11'

Kitchen 14' x 13'

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

<http://www.geofftreadgold.com/>



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