



# 2909 Bouvette Street Kelowna British Columbia

\$1,833,500

UNIQUE LARGE PARCEL DEVELOPMENT OPPORTUNITY w/ LOADS of POTENTIAL in OKANAGAN COLLEGE AREA. PROPERTIES POTENTIALLY DIVIDED INTO 3 PHASES or PURCHASE all together. PHASE 1 is up to 1.326 acres WITHIN the TRANSIT ORIENTED AREA, allowing up to 6 STOREYS and a 2.5 FAR or greater. PHASE 2 is up to 1.152 acres, on the TRANSIT SUPPORTIVE CORRIDOR, allowing up to 6 STOREYS and a 1.8 FAR with bonuses up to 2.3 FAR or greater, and PHASE 3 is 1.169 acres allowing the same. The TOTAL POTENTIAL ACREAGE is 3.647 acres or 158,863.32 sq ft, allowing a total of over 500 UNITS at an average of 650 sq ft/ unit. Easy walk to buses, college and high schools, beaches, restaurants, shopping, hospital and more! Development is based on option to rezone to UC5. This property is within PHASE 2. Flat site, easy to build with exceptional exposure on Gordon and excellent access off Lowe Ct or Bouvette St. Buyers to do own due diligence on intended use, both municipally and provincially. (id:6769)

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|-------------------------------|----------------------------|
| Bedroom 10'4" x 9'8"          | Dining room 14'0" x 8'9"   |
| Bedroom 9'8" x 10'6"          | Living room 13'9" x 22'1"  |
| 4pc Ensuite bath 8'6" x 8'0"  | Bedroom 9'6" x 10'3"       |
| Primary Bedroom 13'5" x 12'3" | Other 5'5" x 7'6"          |
| Family room 13'5" x 15'6"     | Primary Bedroom 13' x 9'9" |
| Laundry room 5'5" x 9'0"      | Full bathroom 7'6" x 5'3"  |
| Partial bathroom 4'4" x 5'4"  | Kitchen 6'6" x 10'0"       |
| Foyer 8'4" x 4'2"             | Living room 13'4" x 17'2"  |
| Kitchen 13'6" x 12'4"         |                            |

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty



**Royal LePage Locations West Realty**

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