



## 607 Glenwood Avenue Kelowna British Columbia

\$2,300,000

Attention Developers! This conveniently located MF4 lot is within the Kelowna General Hospital transit oriented area. Featuring a large .29 acre lot, is zoned MF4 allowing mid rise apartments up to 6 stories with a FAR of 2.5 and is in a parking exempt zone, allowing flexibility for the developer to decide on parking. Lot is approx. 12,632 SQFT on a 78 Ft wide x 160 FT long and has a added bonus of a back lane access for additional options. At approximately \$182 a SQFT for land, you wont find a better priced lot in the area! Located in the highly desirable Kelowna South Neighborhood, steps from the hospital, a few blocks to the beach, close to Pandosy Village, downtown and with a bus stop only a 2 minute walk away. For Developers looking for a larger project, the adjacent property at 633 Glenwood is also for sale. Sellers are willing to rent back if it suites the buyers. Please SEE DOCUMENTS for brochure and more details. (id:6769)

Full bathroom 9'3" x 6'1"

Bedroom 11'6" x 9'6"

Bedroom 14'3" x 11'8"

Full bathroom 11'9" x 6'

Primary Bedroom 16'6" x 14'8"

Kitchen 13'9" x 11'3"

Living room 23'3" x 23'3"

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd



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