

# \$1,172,200 - 2855 Bouvette Street, Kelowna

MLS® #10346375

**\$1,172,200**

3 Bedroom, 2.00 Bathroom, 1,989 sqft  
Single Family on 0.14 Acres

Kelowna South, Kelowna, British Columbia

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: 2855 Bouvette St 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:6289)

Built in 1983

## Essential Information

Listing #	10346375
Price	\$1,172,200



Bedrooms	3
Bathrooms	2.00
Square Footage	1,989
Acres	0.14
Year Built	1983
Type	Single Family
Sub-Type	Freehold
Style	Other

### **Community Information**

Address	2855 Bouvette Street
Subdivision	Kelowna South
City	Kelowna
Province	British Columbia
Postal Code	V1Y3K5

### **Amenities**

Utilities	Cable, Electricity, Natural Gas, Telephone, Sewer, Water
Parking Spaces	6
Parking	Street

### **Interior**

Appliances	Refrigerator, Dishwasher, Dryer, Range - Electric, Microwave, Washer
Heating	Electric Baseboard heaters
# of Stories	1

### **Exterior**

Exterior	Cedar Siding, Stucco
Roof	Asphalt shingle

### **Additional Information**

Zoning	Unknown
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### **Listing Details**

Listing Office	Coldwell Banker Horizon Realty
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Listing information last updated on October 20th, 2025 at 7:01pm PDT