

\$1,189,188 - 2845 Bouvette Street, Kelowna

MLS® #10347211

\$1,189,188

4 Bedroom, 3.00 Bathroom, 2,496 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: 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:6289)

Built in 1986

Essential Information

Listing #	10347211
Price	\$1,189,188



Bedrooms	4
Bathrooms	3.00
Square Footage	2,496
Acres	0.14
Year Built	1986
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2845 Bouvette Street
Subdivision	Kelowna South
City	Kelowna
Province	British Columbia
Postal Code	V1W4J1

Amenities

Parking Spaces	1
Parking	Attached Garage
# of Garages	1

Interior

Heating	Forced air, See remarks
Cooling	Central air conditioning
# of Stories	2

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Royal LePage Kelowna
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Listing information last updated on October 20th, 2025 at 7:01pm PDT