



FOR SALE

1921 & 1923
BURTCH ROAD
KELOWNA, BC

 **CUSHMAN &
WAKEFIELD**

1921 & 1923 BURTCH ROAD

KELOWNA, BC

INVESTMENT OPPORTUNITY

Seize the chance to invest in a prime location strategically located within the Capri-Landmark Urban Centre neighborhood of Kelowna, BC, and perfectly positioned for future redevelopment.

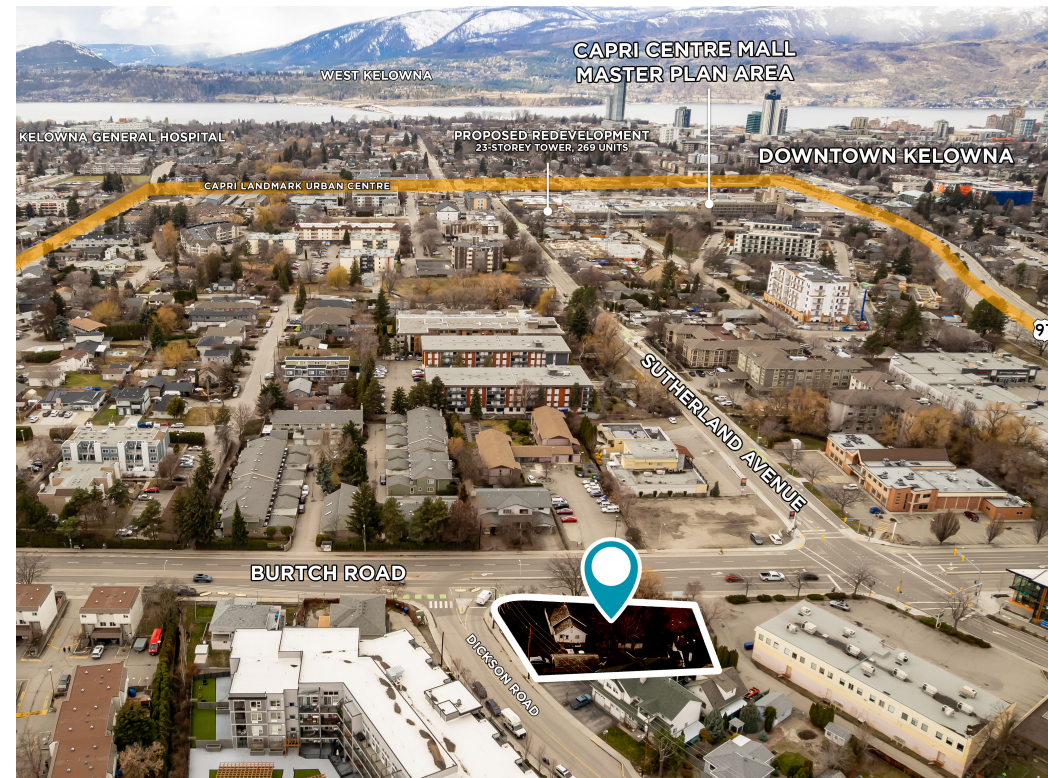
Located at 1921 & 1923 Burtch Road this property offers exceptional exposure along Burtch Road with 184 feet of frontage, creating a rare opportunity for redevelopment either as a standalone project or together alongside neighboring parcels. Comprising two lots totaling 13,504 square feet, this offering is priced competitively, with the vendor open to considering all reasonable offers.

The Capri-Landmark neighborhood is already experiencing revitalization and expected growth, with surrounding residential and commercial development. The future vision for this part of Kelowna is bright! Don't miss out on being part of the transformation – contact us.

LOCATION

The Capri-Landmark Urban Centre, one of five urban centres, spans approximately 240 acres and is home to 2,600 residents and 5,200 jobs. It features two distinct high-density hubs: Capri/Five Bridges in the west and the Landmark District in the east, with the land in between primarily consisting of residential developments, including apartment buildings and lower-density housing. Known for its variety of amenities, the area boasts beautiful parks, public spaces, local shops, and services. Its central location provides easy access to popular neighborhoods like Downtown Kelowna and key community assets such as Orchard Park Mall, Parkinson Recreation Centre, and other essential public facilities.

Major transitional projects within the area include Capri-Centre Mall and the \$242M approved Parkinson Recreation Centre Redevelopment.



CAPRI-LANDMARK ILLUSTRATIVE VISION



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SALIENT DETAILS

Civic Address	1921 & 1923 Burtch Road Kelowna, BC	Current Zoning	UC2, Capri-Landmark Urban Centre
PID	010-736-441 010-736-433	2040 Future Land Use	Urban Centre
Total Lot Size	±0.31 Acres (±13,504 SF)	Tax Assessment (2025)	\$2,418,000
Frontage	184 ft along Burtch Road 80 ft along Dickson Avenue	Sales Price	\$2,400,000 \$1,980,000

PLANNING DESIGNATION:

UC2, Capri-Landmark Urban Centre (Sub-Area 2)

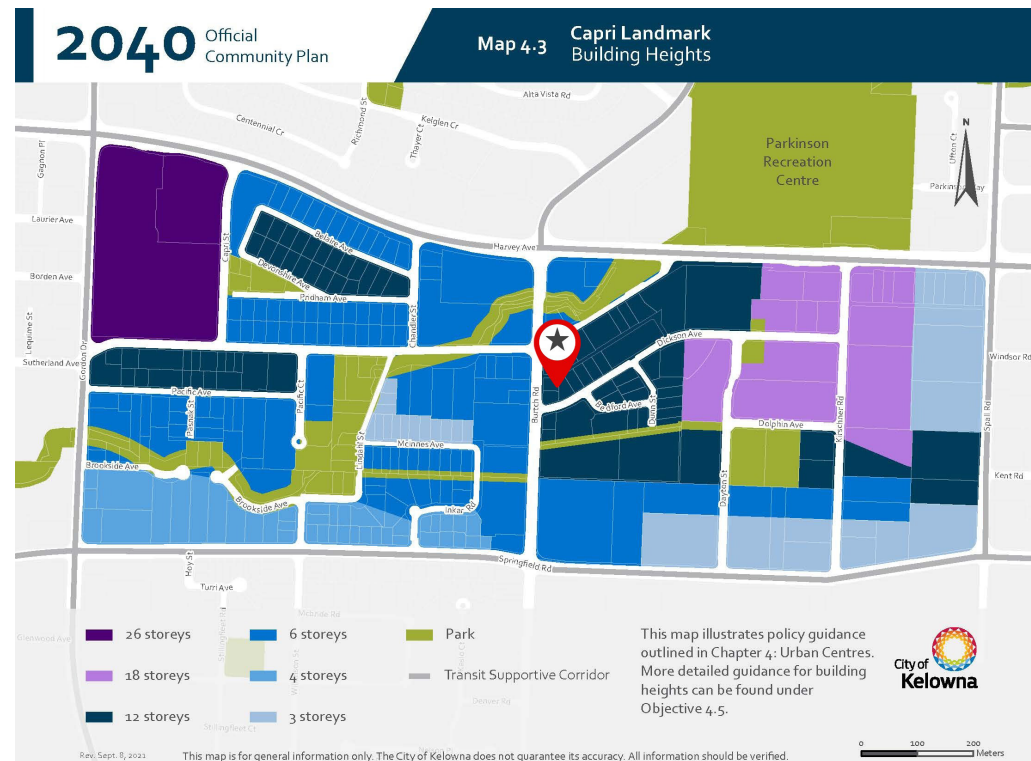
Urban Centres are the City's largest activity hubs and characterized by the largest concentration of commercial and employment uses in the city, arts and cultural services, a mix of high-density residential development, and a high-quality public realm. The Urban Centre focus is to provide a greater variety of housing and employment closer together to make effective use of infrastructure investments, promotes transit use, walking and biking and reduces development pressure in rural and agricultural areas.

Designated for Building Heights of up to 12 floors with opportunity for 15 floors with an amenity contribution - the property and surrounding area is designated for higher density (2040 OCP & Urban Centre Plan).

FAR Targets: 1.5 – 3.5 FSR

Units per Ha: 150

Resident per Ha: 200





FOR MORE INFORMATION, CONTACT:

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