

# \$1,703,025 - 808 Dehart Avenue, Kelowna

MLS® #10333796

**\$1,703,025**

3 Bedroom, 2.00 Bathroom, 1,892 sqft

Single Family on 0.25 Acres

Kelowna South, Kelowna, British Columbia

This 0.75-acre land assembly (3 lots) offers an unbeatable location just off Harvey Avenue, the busiest transit corridor in the Okanagan. Situated within walking distance to Capri and downtown Kelowna, the site benefits from a high-transit corridor FAR bonus and additional potential density bonuses, making it an ideal candidate for multi-family development. Must be sold as an assembly: 808, 818, and 828 DeHart Avenue Zoning Potential: Initial design feasibility suggests a FAR of 1.8, with a bonus 0.3 FAR and additional density opportunities based on Buyer Development Permit discussions. 2 out of 3 units are currently occupied by long-term tenants, providing interim revenue while planning development. Strategically located within 100 meters of a high-traffic intersection, ensuring excellent visibility and connectivity. Surrounded by a growing community of young, affluent, and educated renters, with the area recognized as one of the municipality's fastest-growing nodes over the past five years. Exceptional citywide connectivity, with quick access to amenities, downtown, and surrounding neighborhoods. The value lies in the land, sold "as is, where is." Buyers are advised to conduct their own due diligence to confirm the development potential. This site offers a rare opportunity to create significant density in one of Kelowna's most desirable growth areas. (id:6289)

Built in 1956



## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | 10333796      |
| Price          | \$1,703,025   |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Square Footage | 1,892         |
| Acres          | 0.25          |
| Year Built     | 1956          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 808 Dehart Avenue |
| Subdivision | Kelowna South     |
| City        | Kelowna           |
| Province    | British Columbia  |
| Postal Code | V1Y6A1            |

## Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Parking Spaces | 2                                       |
| Parking        | Additional Parking, Detached Garage, RV |
| # of Garages   | 2                                       |
| Has Pool       | Yes                                     |
| Pool           | Inground pool, Outdoor pool             |

## Interior

|              |                          |
|--------------|--------------------------|
| Heating      | Forced air               |
| Cooling      | Central air conditioning |
| # of Stories | 2                        |

## Additional Information

|        |         |
|--------|---------|
| Zoning | Unknown |
|--------|---------|

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Stilhavn Real Estate Services |
|----------------|-------------------------------|



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Listing information last updated on October 14th, 2025 at 1:16am PDT