

# \$925,000 - 1198 Raymer Avenue, Kelowna

MLS® #10360220

**\$925,000**

3 Bedroom, 3.00 Bathroom, 1,700 sqft

Single Family on 0.14 Acres

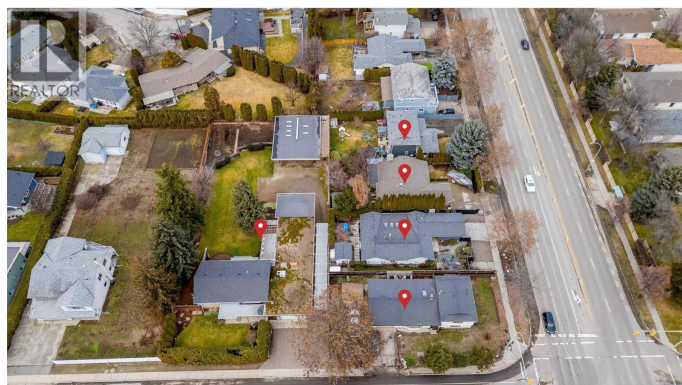
Kelowna South, Kelowna, British Columbia

**LAND ASSEMBLY! PRIME LOCATION!** This 5-lot assembly is located on the corner of Gordon and Raymer, 1 ACRE+, and there is potential for constructing a 6-story residential building with commercial on the ground level, under MF3 Zoning. This assembly's highly desirable location, strategic position on a transit corridor, and its accessibility to key amenities, mark it as a premium development prospect! City indicates 1.8 FAR + bonuses up to 2.3 FAR. This property is contingent on being sold together with 1190 Raymer Avenue MLS®#10360225, 1198 Raymer Avenue MLS®#10360220, 2690 Gordon Drive MLS®#10360211, 2680 Gordon Drive MLS®#10360203, and 2670 Gordon Drive MLS®#10360134. There are currently no permits or registration of the development. (id:6289)

Built in 1985

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | 10360220  |
| Price          | \$925,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Half Baths     | 1         |
| Square Footage | 1,700     |
| Acres          | 0.14      |
| Year Built     | 1985      |



|          |                   |
|----------|-------------------|
| Type     | Single Family     |
| Sub-Type | Freehold          |
| Style    | Split level entry |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1198 Raymer Avenue |
| Subdivision | Kelowna South      |
| City        | Kelowna            |
| Province    | British Columbia   |
| Postal Code | V1Y5A1             |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Public Transit, Park, Recreation, Schools, Shopping |
| Parking Spaces | 6                                                   |
| Parking        | Additional Parking, Attached Garage                 |
| # of Garages   | 2                                                   |

### Interior

|              |             |
|--------------|-------------|
| Heating      | See remarks |
| # of Stories | 2           |

### Exterior

|            |                 |
|------------|-----------------|
| Exterior   | Vinyl siding    |
| Roof       | Asphalt shingle |
| Foundation | See Remarks     |

### Additional Information

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

### Listing Details

|                |                                      |
|----------------|--------------------------------------|
| Listing Office | Royal LePage Kelowna Paquette Realty |
|----------------|--------------------------------------|



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Listing information last updated on October 13th, 2025 at 1:01am PDT