

\$1,703,025 - 818 Dehart Avenue, Kelowna

MLS® #10333357

\$1,703,025

5 Bedroom, 3.00 Bathroom, 2,401 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 1945



Essential Information

Listing #	10333357
Price	\$1,703,025
Bedrooms	5
Bathrooms	3.00
Square Footage	2,401
Acres	0.25
Year Built	1945
Type	Single Family
Sub-Type	Freehold

Community Information

Address	818 Dehart Avenue
Subdivision	Kelowna South
City	Kelowna
Province	British Columbia
Postal Code	V1Y6A1

Amenities

Parking Spaces	5
Parking	Attached Garage
# of Garages	1

Interior

Heating	Electric Baseboard heaters, Forced air, See remarks
# of Stories	2

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Oakwyn Realty Okanagan-Letnick Estates
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Listing information last updated on October 13th, 2025 at 1:01pm MDT