

**FOR SALE
BY COURT ORDER**

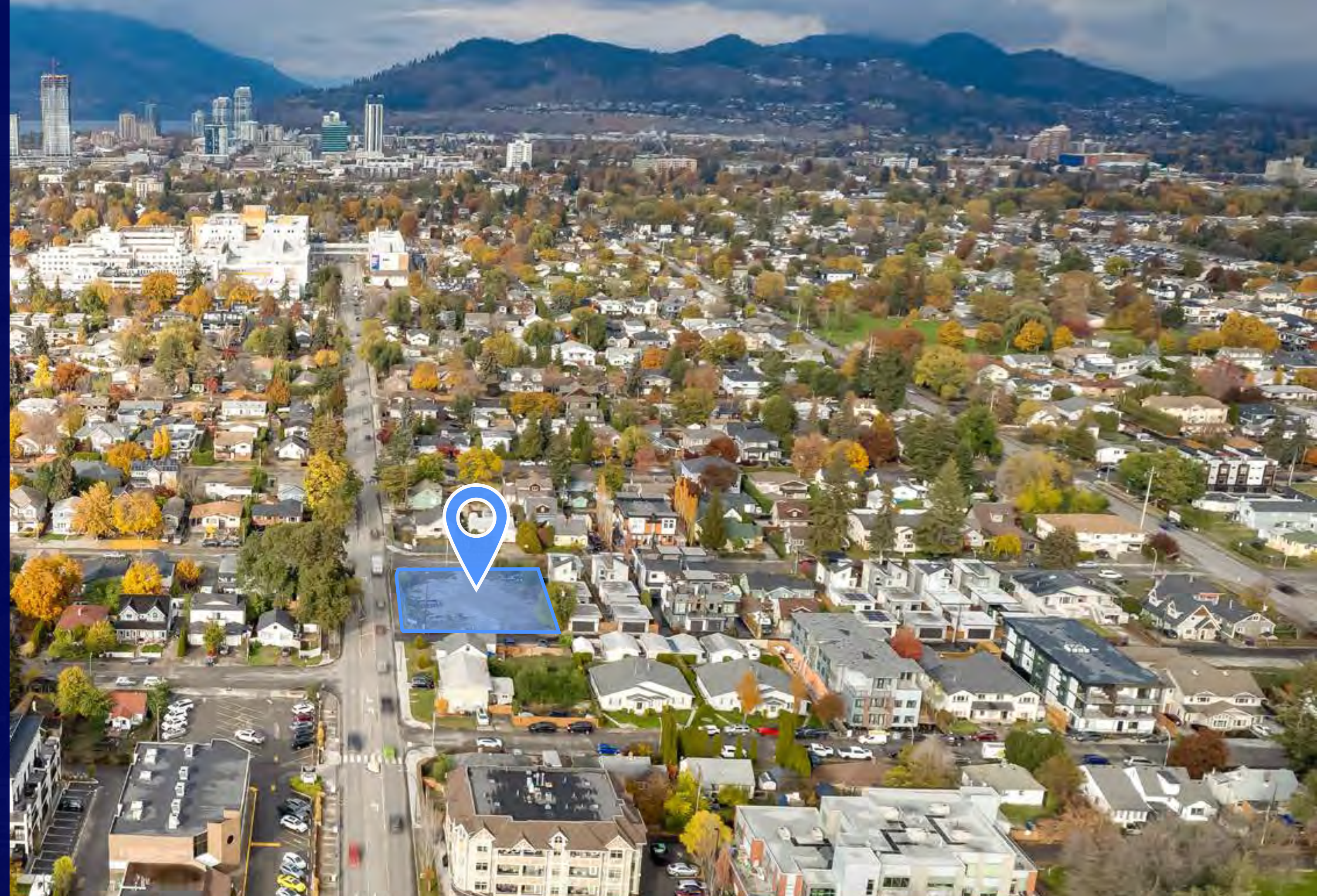
0.36 Acre Development Site

Located in Kelowna's Most
Desirable Neighbourhood

2565 Pandosy Street | Kelowna, BC

NEW PRICE

Accelerating success.



Jennifer Darling

Associate Vice President
Mobile +1 778 837 5900
jennifer.darling@colliers.com

Layla Miller

Associate
Direct +1 250 861 8117
Mobile +1 250 862 4506
layla.miller@colliers.com



Property Profile

Colliers, on behalf of Pillar Capital Corp., pursuant to the Conduct of Sale Order pronounced by the Supreme Court of British Columbia in Action No. KEL-S-137906, Kelowna Registry, presents the opportunity to purchase 2565 Pandosy Street, Kelowna, BC (the "Property").

The 0.36 acre site, located in one of Kelowna's most popular neighbourhoods, offers the unique opportunity to acquire a corner lot development site.

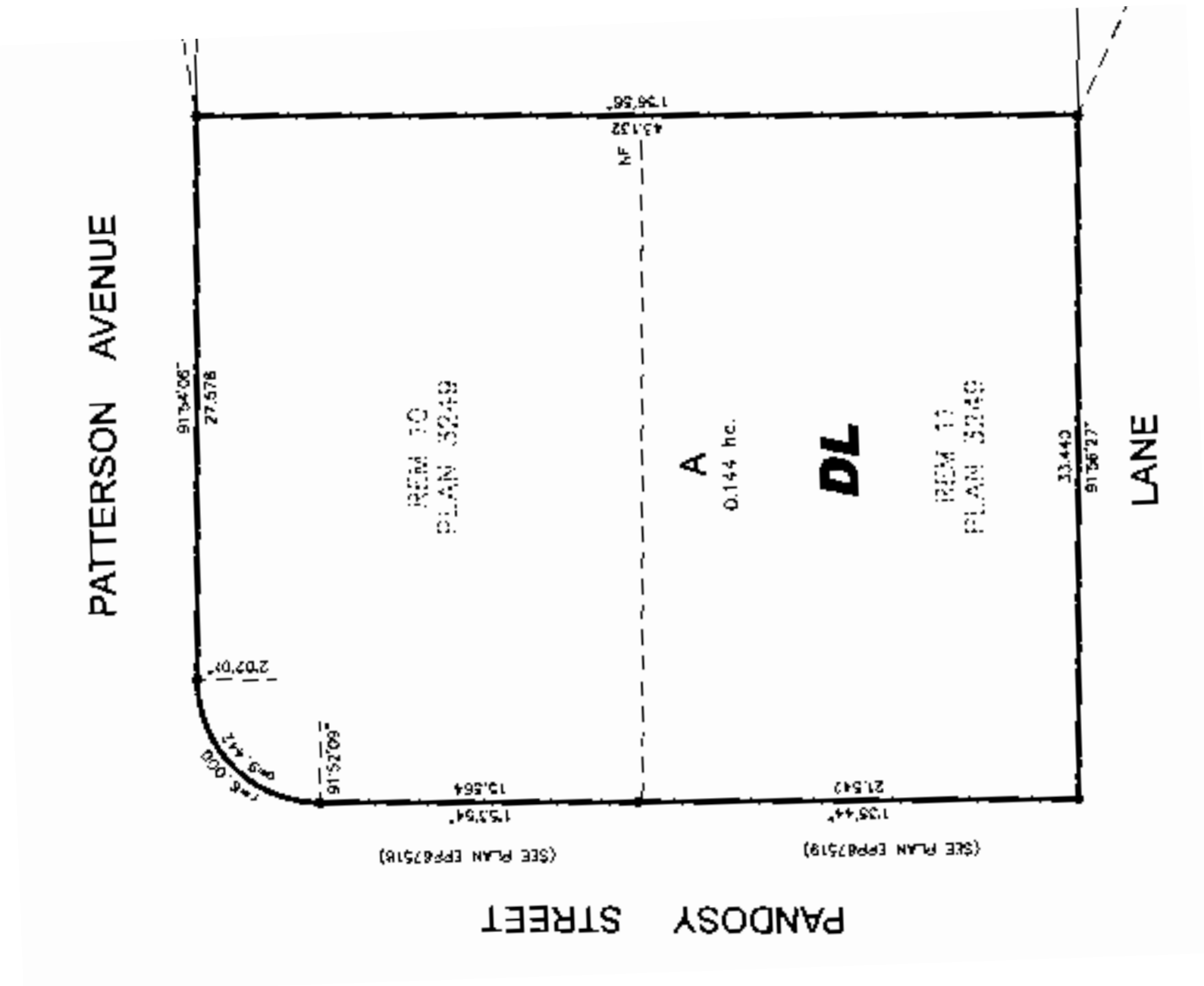


Civic Address	2565 Pandosy Street, Kelowna, BC V1Y 1V5	
Legal Address	Lot A District Lot 14 ODYD District Plan EPP82294	
PID	030-505-224	
Site Area	0.36 acres	
Current Zoning	MF1	
Rezoning	Rezoning Application has recently been submitted for the rezoning from MF1 to CA1 (Core Area Mixed-use)	
OCP Zoning	C-NHD	
Taxes (2024)	\$10,526	
Assessed Value (2024)	\$2,462,000	
Sale Price	\$2,650,000	NEW PRICE \$2,385,000

All offers subject to approval of the Supreme Court of British Columbia.

Site Plan

2565 Pandosy Street, Kelowna, BC



2040 Official Community Plan: Located on a Transit Supportive Corridor that provides transportation connections between the Core Area to Village Centres, and supports fronting land uses that feature denser residential development and mixed-use land uses.

Neighbourhood

Pandosy Village

One of the most sought-after areas in Kelowna, Pandosy Village is in the Lower Mission neighborhood, located south of Downtown and bordered by Okanagan Lake.

This rapidly developing area offers unique restaurants, cafés, boutique shops and grocery stores as well as numerous personal and professional services. Convenient access to schools, several beaches, parks and walking trails enhances the neighbourhood.

The neighbourhood is easily accessible by public transit along Pandosy Street/Lakeshore Road and offers plenty of parking options.



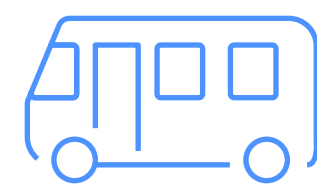
Walk Score

93



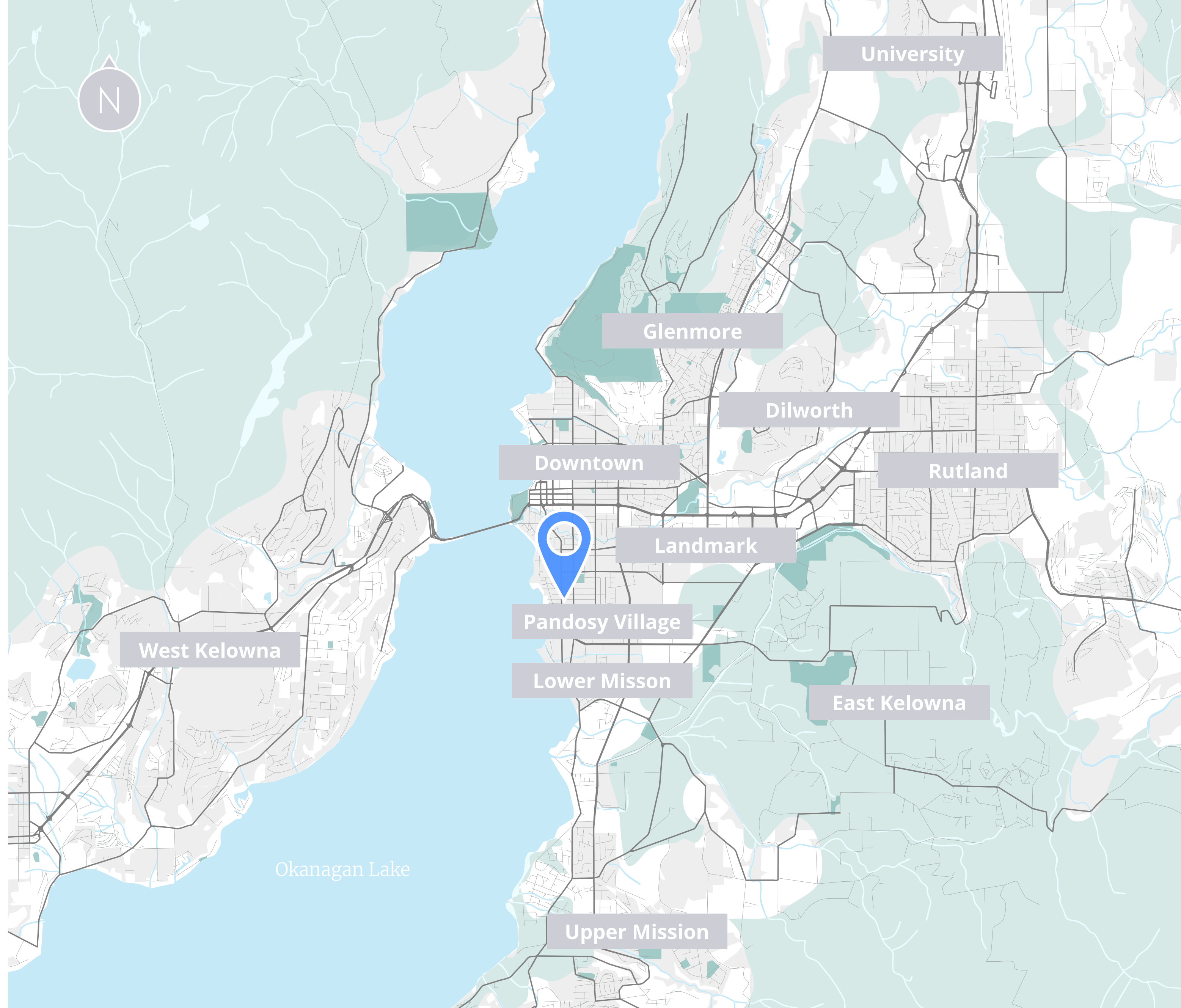
Bike Score

96



Transit Score

47



2565 Pandosy Street

Okanagan College

Boyce-Gyro Beach Park

Pandosy Waterfront Park

Raymer Elementary

Abbott Park

Osprey Park

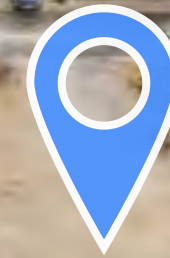
Richter Street

Wardlaw Avenue

Pandosy Street

Wardlaw Avenue

Patterson Avenue



2565 Pandosy Street

Downtown Kelowna

City Park

Maude-Roxby Wetlands

Kelowna General Hospital

Kinsmen Park

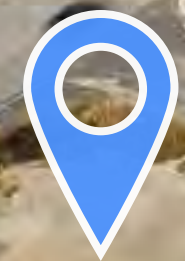
Abbott Street

Morrison Avenue

Wardlaw Avenue

Pandosy Street

Patterson Avenue



2565 Pandosy Street

Kinsmen Park

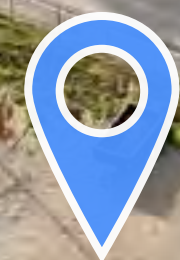
Wardlaw Avenue

Patterson Avenue

Wardlaw Avenue

Pandosy Street

Morrison Avenue

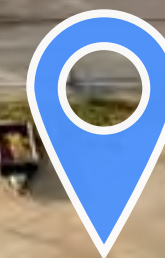


Offering Process

A completed Confidentiality Agreement (CA) will be required to access to the Data Room where further detailed information on the offering will be available. Prospective purchasers are invited to submit offers to purchase the Property for consideration. Offers should be presented in the form of preferred offer, a copy of which is available through the listing agents upon request.

All offers subject to approval of the Supreme Court of British Columbia.

Pandosy Street





Accelerating success.

Reach out to find out **more.**

Jennifer Darling

Associate Vice President
Mobile +1 778 837 5900
jennifer.darling@colliers.com

Layla Miller

Associate
Direct +1 250 861 8117
Mobile +1 250 862 4506
layla.miller@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.,