



1387 Gordon Drive Kelowna British Columbia

\$1,250,000

Attention Developers: This rare and unparalleled offering, straddling the line between the North end of Kelowna and Glenmore, presents a 4-lot land assembly with a remarkable 190 feet of prime frontage along a Transit Supportive Corridor. The MF3 zoning allows for enhanced density potential, perfectly aligning with Kelowna's progressive urban growth strategy. Key Features:

- oStrategic Location: Situated in a very unique location, this assembly enjoys unmatched proximity to transit, amenities, and Kelowna's downtown core.
- oDual Street Access: Enhanced functionality with two street frontages, providing superior site flexibility and improved parking solutions for developments
- oDensity Advantage: Transit corridor designation boosts development potential, positioning this property as a cornerstone for high-demand projects
- oExclusive Opportunity: As the sole assembly opportunity in this coveted area, this property offers a competitive edge for forward-thinking developers
- oExpansion Potential: Additional lots have suggested they would join the assembly for even more density and additional street access
- oRental Revenue: Additional rental income from rental suites or full duplexes on the lots allows a developer to cover carrying costs

This offering is strictly for qualified developers who understand the potential of this development. For further details and confidential discussions, contact your agent. Don't miss your chance to shape the future of Kelowna's North End (id:6769)

Family room 19'8" x 13'8"
Kitchen 13'0" x 6'7"
Full bathroom 5'0" x 6'0"
Bedroom 12'8" x 10'5"
Full bathroom 6'0" x 8'0"
2pc Bathroom 5'0" x 7'0"

Bedroom 12'0" x 13'0"
Primary Bedroom 14'0" x 13'0"
Kitchen 10'6" x 16'0"
Dining room 11'0" x 10'6"
Living room 13'4" x 20'0"

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