



# 2930 GORDON Drive Kelowna British Columbia

\$1,201,730

NEW USE and ZONING change to UC5 for this Colossal Development Opportunity! With PHASE 1 in the OKANAGAN COLLEGE TOA (Transit Oriented Area), PHASES 2 and 3 on a TRANSIT SUPPORTIVE CORRIDOR, this LAND ASSEMBLY offers a total potential of 4.331 acres or 188,658.36 sq ft of land! Each phase is now UC5, allowing 6 storey mixed use. The total Assembly has a combined FAR of 380,017.44 sellable sq ft and up to 474,346.62 sellable sq ft with bonuses up to .5 FAR added. TOTAL LIST PRICE \$37,694,225 PLS NOTE: 2930 Gordon Dr is in PHASE 1 and there is the option to purchase PHASE 1 only, up to 1.326 acres or 57,760.56 sq ft. At 2.5 FAR, there is a potential 144,401.40 sellable sq ft and up to 173,281.38 sellable sq ft with bonuses up to .5 FAR added. TOTAL LIST PRICE \$12,072,000 Easy walk to buses, college and high schools, beaches, restaurants, shopping, the hospital and more! Flat site, easy to build, with exceptional exposure on Gordon Dr and excellent access off Bouvette St and Lowe Ct. Buyers to do own due diligence on intended use, both municipally and provincially. Some lots not listed. (id:6769)

4pc Bathroom 5'10" x 11'2"  
Foyer 10'9" x 7'8"  
Bedroom 12'3" x 10'0"  
Great room 21'4" x 12'7"  
Utility room 11'1" x 9'10"  
Other 3'4" x 3'4"  
Other 17'10" x 4'0"  
Storage 4'4" x 7'10"

Workshop 7'5" x 11'4"  
Primary Bedroom 11'3" x 11'1"  
Bedroom 8'11" x 10'11"  
4pc Bathroom 5'0" x 7'7"  
Kitchen 11'8" x 11'11"  
Living room 17'6" x 12'10"  
Foyer 3'7" x 6'0"

Listing Presented By:



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Coldwell Banker Horizon Realty

<http://ellenchurchill.com/>



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