



3029 Gordon Drive Kelowna British Columbia

\$1,799,900

PRIME .66 ACRE DEVELOPMENT OPPORTUNITY ON THE TRANSIT CORRIDOR! 2 Lot Land Assembly (3029 + 3009 Gordon Dr) for a total of .66 Acre (28,749 sq.ft.) The total list price is \$3,599,800. There is potential for up to a 6 story apartment building for MF3 Zoning with 1.8 FAR + Bonus Density of 0.25 FAR & 0.3 FAR available. This prime development opportunity represents a unique chance to capitalize on the high demand for rental properties in the direct vicinity of Okanagan College!! Its exceptional location, combined with the convenience and accessibility it offers, positions it as a standout investment in the vibrant Kelowna South area. Buyers to contact the City of Kelowna to confirm development options. (id:6769)

Full bathroom 7'2" x 9'1"

Workshop 13'8" x 9'4"

Storage 8'2" x 9'6"

Primary Bedroom 13'4" x 15'1"

Bedroom 10'8" x 11'4"

Laundry room 8'11" x 11'6"

Family room 20'7" x 12'9"

Full bathroom 6' x 6'

Bedroom 12'4" x 13'2"

Bedroom 13'5" x 12'8"

Bedroom 8'5" x 13'2"

Living room 13'3" x 21'7"

Dining room 9'9" x 16'8"

Kitchen 18'2" x 17'6"

Listing Presented By:



Originally Listed by:

Royal LePage Kelowna

<https://dionivansrealestate.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.