



## 3090 HOLLAND Road Kelowna British Columbia

\$2,600,000

MF3 DEVELOPMENT OPPORTUNITY IN TRANSIT CORRIDOR - (KLO AREA) Excellent opportunity to acquire a multi-family, multi-story development site in Kelowna's rapidly evolving KLO Rd corridor. This property has already achieved MF3 zoning, allowing for near-term development potential in a high-demand rental and residential market. Situated within a designated transit supportive corridor, the site benefits from progressive planning policies supporting increased density and more flexible parking requirements (buyer to verify with City of Kelowna). FAR of 2.05 for residential development - and utilizing the available rental bonus, an FAR of up to 2.35 is achievable. In conjunction with the neighboring MF3-zoned lot, the site presents an efficient and financially compelling development opportunity. With the addition of an adjacent third property on Holland road- that the City will support rezoning to MF3- there is a significant increase in the overall development area to 0.98 acres. The property is located in an area experiencing strong redevelopment momentum, with excellent proximity to transit, amenities, schools and major transportation routes. The existing home also provides holding income while development plans are advanced. This property can only be purchased in conjunction with both 1240 KLO Road, and 3080 Holland Road, as a land assembly. (id:6769)

Full bathroom 8'0" x 8'0"

Laundry room 12'0" x 8'0"

Bedroom 12'0" x 13'0"

Primary Bedroom 12'0" x 13'0"

Living room 14'0" x 14'0"

Kitchen 12'0" x 12'0"

Listing Presented By:



Originally Listed by:

Royal LePage Kelowna



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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

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