

# 1402-1404 INKAR ROAD POTENTIAL WALKUP DESIGN

THREE-STOREY WALKUP W/ROOF TOP LIVING

Proposed Site Area = 0.411 Acres (1,663 m<sup>2</sup>)  
MAX F.A.R. (1.50) = 2,494.50m<sup>2</sup> (26,850 ft<sup>2</sup>)  
MAX Site Coverage (90% Total) = 1,496.7m<sup>2</sup> (16,110 ft<sup>2</sup>)



REALTOR®



## 1402-1404 InkAR Road Kelowna British Columbia

\$2,499,900

The Capri-Landmark neighbourhood in Kelowna, BC, stands at the crossroads of opportunity & transformation. Nestled between Gordon Drive, Spall Road, Highway 97 & Springfield Road, this area is not only a major employment hub but also a canvas for visionary development. The comprehensive blueprint for the Capri-Landmark Urban Centre Plan includes: 1. Strategic Redevelopment: The plan outlines precise guidelines, including the placement of parks, public spaces & development standards. It's a roadmap for creating a vibrant, sustainable urban centre. 2. Community Participation: Local residents, landowners & community groups actively contributed to shaping this vision. Their insights ensured that the plan reflects the aspirations of those who call Capri-Landmark home. 3. High-Density Living: Capri-Landmark is poised to evolve from predominantly single-family residences to a high-density housing hub. Imagine modern apartments, bustling commercial spaces & improved transportation networks converging in one dynamic locale. 4. Parks & Amenities: The plan calls for new parks, expanded sidewalks, & even a public plaza. Developers keen on shaping Kelowna's future recognize the immense potential here. BC Assessment Value for 1402 InkAR Rd: \$1,772,000; for 1404 InkAR: \$1,291,000. Total is \$3,063,000, list price is under assessed value. We have a quote available from Vision 1 Steel Corporation for construction costs of \$164 per sq ft. Just ask for it! Adjacent lots are listed separately. (id:6769)

Listing Presented By:



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Coldwell Banker Horizon Realty

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