



## 2718 O'Reilly Road Kelowna British Columbia

\$4,100,000

Exceptional Development Opportunity - 15.99 Acres (Not in the ALR). Rare chance to acquire a prime 15.99-acre holding property outside the ALR, offering immense development potential. Currently zoned RR1, with city sewer and water services adjacent to the property--a major infrastructure advantage. Development Potential: Preliminary plans by Protech available for a proposed 28-lot subdivision. Prime Location: Centrally located, just minutes to downtown, Orchard Park Mall, Costco, and major transit routes. Existing Home: Well-maintained 3,300 sq ft residence on-site -- dated, but livable and income-generating during planning phases. Flexible Options: Seller open to remaining involved as a partial equity partner. Whether you're a developer, investor, or land banker, this is a rare opportunity to secure one of the last large, developable parcels in a sought-after urban location. (id:6769)

Storage 15'2" x 14'

Other 20'8" x 11'

Utility room 25'8" x 11'4"

Other 13'5" x 10'7"

3pc Bathroom 5'7" x 8'9"

Family room 15' x 30'

Other 26' x 16'6"

Other 26' x 16'6"

Bedroom 12' x 10'

Bedroom 12' x 12'

3pc Ensuite bath 5'4" x 9'3"

Primary Bedroom 12' x 13'

Laundry room 10'6" x 7'

Dining room 11' x 7'9"

Den 7'7" x 11'10"

Kitchen 9'10" x 10'6"

Living room 16' x 19'

Listing Presented By:



Originally Listed by:  
The Agency Kelowna

<https://www.theagencyre.com/region/kelowna>

**RE/MAX Kelowna**

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100-1553 Harvey Avenue,  
Kelowna, BC, V1Y 6G1

Phone: 250-870-6145  
dallas@remaxkelowna.com

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