



## 2830 Gordon Drive Kelowna British Columbia

\$1,444,014

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 4.33 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 471,646 sellable sq ft and up to 565,975 sellable sq ft with bonuses up to .5 FAR added. TOTAL LIST PRICE \$37,600,000. PLS NOTE: 2830 Gordon Dr is in PHASE 3 and there is the option to purchase PHASE 3 only, up to 1.498 acres or 65,252.88 sq ft. At 1.8 FAR, there is a potential 163,132.20 sellable sq ft and up to 195,758.64 sellable sq ft with bonuses up to .5 FAR added. TOTAL LIST PRICE \$12,724,312 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)

Utility room 11'7" x 9'1"

Kitchen 8'7" x 10'1"

Family room 11'8" x 9'4"

Foyer 8'8" x 7'8"

Bedroom 11'7" x 15'1"

Bedroom 8'2" x 7'5"

Full bathroom 4'11" x 8'0"

Full bathroom 5'0" x 8'0"

Family room 12'1" x 15'7"

Bedroom 9'2" x 9'1"

Primary Bedroom 12'8" x 9'0"

Dining room 8'8" x 8'4"

Kitchen 8'8" x 10'4"

Living room 12'1" x 15'6"

Listing Presented By:



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Coldwell Banker Horizon Realty

<http://ellenchurchill.com/>

**RE/MAX Kelowna**

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