



## 2890 Gordon Road Kelowna British Columbia

\$1,868,725

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: 2890 Gordon Dr is in PHASE 2 and there is the option to purchase PHASE 2 only, up to 1.507 acres or 65,644.92 sq ft. At 1.8 FAR, there is a potential 164,112.30 sellable sq ft and up to 196,934.76 sellable sq ft with bonuses up to .5 FAR added. TOTAL LIST PRICE \$12,800,760 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)

Sunroom 5'6" x 13'6"

Laundry room 5'6" x 7'

Full bathroom 5'6" x 7'

Bedroom 15' x 12'

Hobby room 9' x 7'2"

Primary Bedroom 13'6" x 17'4"

Other 8' x 28'6"

Other 7' x 7'6"

Foyer 3'2" x 17'6"

Dining nook 13'6" x 11'0"

Kitchen 13'4" x 17'6"

Great room 13'6" x 18'0"

Family room 13'4" x 13'4"

Bedroom 11'6" x 11'6"

Full bathroom 5'4" x 7'4"

Bedroom 8'0" x 9'0"

Listing Presented By:



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Coldwell Banker Horizon Realty

<http://ellenchurchill.com/>

**RE/MAX Kelowna**

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