



3009 Gordon Drive Kelowna British Columbia

\$1,575,000

PRIME .66 ACRE DEVELOPMENT OR HOLDING OPPORTUNITY ON THE TRANSIT CORRIDOR! This 2-lot land assembly (3029 + 3009 Gordon Dr) totals .66 acres (28,749 sq. ft.) in a high-demand location! Listed at a combined price of \$3,150,000, this site offers exceptional development potential of up to a 6-story apartment building with a 1.8 FAR plus bonus density of up to 0.55 FAR. Located near Okanagan College in the highly sought-after Kelowna South area, this prime transit-oriented site is perfect for a high-yield rental development. Its strategic location ensures strong demand and excellent accessibility, making it a standout investment. Alternatively, this property presents a fantastic long-term holding opportunity for future development, allowing investors to secure a prime piece of real estate in a rapidly growing area. Buyers to verify development potential with the City of Kelowna. (id:6769)

Bedroom 12'0" x 11'0"

Laundry room 8'0" x 7'0"

Full bathroom Measurements not available

Bedroom 11'0" x 8'0"

Bedroom 11'0" x 9'0"

Full bathroom Measurements not available

Bedroom 13'0" x 12'0"

Bedroom 11'0" x 10'0"

Primary Bedroom 12'0" x 10'0"

Family room 19'0" x 12'0"

Kitchen 11'0" x 9'0"

Dining room 11'0" x 8'0"

Living room 14'0" x 13'0"

Listing Presented By:



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Royal LePage Kelowna

<https://dionivansrealestate.ca/>

RE/MAX Kelowna

RE/MAX Kelowna

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

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

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