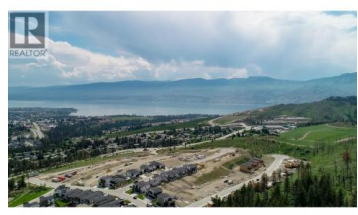


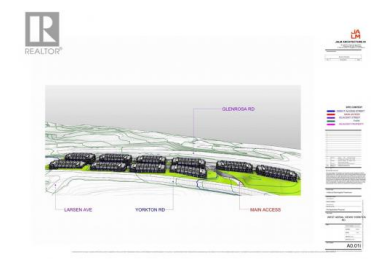
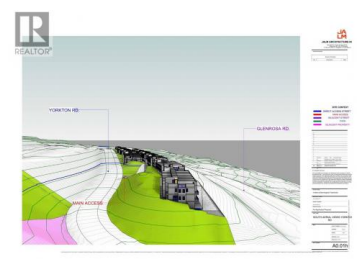
110 Yorkton Road West Kelowna British Columbia

Glenrosa

\$3,995,000



Prime multifamily development opportunity in the rapidly growing Glenrosa neighbourhood of West Kelowna. This 3.435-acre site (Yorkton Rd - Lot 28) is zoned R3 - Low Density Multiple Residential, offering an excellent foundation for a thoughtfully designed townhome project. Preliminary architectural planning supports a 79-unit townhome development featuring a mix of 3-bedroom and 2-bedroom homes, many with rooftop patios with immaculate views and garage parking. The proposed plan includes approximately 223,439 sq.ft. of gross floor area with efficient site coverage (~36%) and a density of 1.47 FAR, maximizing land use while maintaining livability. The site benefits from direct access off Yorkton Road, with proximity to parks, schools, and established residential communities. Servicing include gravity-fed sanitary systems, underground stormwater detention, and access to three-phase power, supporting streamlined development potential. Topography offers moderate slopes, allowing for creative architectural design while remaining more cost-effective relative to surrounding sites. Preliminary analysis suggests standard excavation and grading requirements with retaining walls anticipated. Conceptual plans and site analysis provide a strong basis for development permit advancement. This is a compelling opportunity for builders and developers seeking scale, design flexibility,...



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