



1104/1110

## 1395 Gordon Drive Kelowna British Columbia

Glenmore

# \$1,250,000



Attention Developers: This rare and unparalleled offering, straddling the line between the North end of Kelowna and Glenmore, presents a 4-lot land assembly with a remarkable 190 feet of prime frontage along a Transit Supportive Corridor. The MF3 zoning allows for enhanced density potential, perfectly aligning with Kelowna's progressive urban growth strategy. Key Features:

- oStrategic Location: Situated in a very unique location, this assembly enjoys unmatched proximity to transit, amenities, and Kelowna's downtown core.
- oDual Street Access: Enhanced functionality with two street frontages, providing superior site flexibility and improved parking solutions for developments
- oDensity Advantage: Transit corridor designation boosts development potential, positioning this property as a cornerstone for high-demand projects
- oExclusive Opportunity: As the sole assembly opportunity in this coveted area, this property offers a competitive edge for forward-thinking developers
- oExpansion Potential: Additional lots have suggested they would join the assembly for even more density and additional street access
- oRental Revenue: Additional rental income from rental suites or full duplexes on the lots allows a developer to cover carrying costs

This offering is strictly for qualified developers who understand the potential of this development. For further details and confidential discussions, c...



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