



## 2653 Gore Street Kelowna British Columbia

Kelowna South

# \$1,650,000



Located in the heart of the Pandosy Urban Centre, this 60' x 115' parcel sits one block from the Pandosy transit corridor and is just steps away from the shores of Lake Okanagan, Pandosy Village, Kelowna General Hospital and more. Boasting UC5 Zoning (4 stories and 1.6 FAR), laneway access for potential parkade access, exceptional walk & bike scores (91 & 93), and a huge push from the city to densify the neighbourhood, this lot is prime for redevelopment. With the most desirable school catchment area in Kelowna, the scenic Abbott corridor, and the lowest number of residential units for an urban centre in Kelowna, it's no surprise the Pandosy Urban Centre and the Gore Street Neighbourhood are experiencing tremendous growth with new projects on every corner. BONUS - While you plan your future development, enjoy great returns and a hassle-free holding property with the existing 2 bed/ 1 bath updated home that features fantastic tenants paying \$3,100 + utilities/month. Don't miss your chance... Contact our team to find out more! (id:6769)

**TJ Dumonceaux**

Royal LePage Kelowna

Phone: (250) 826-7917

<http://tjsteph.com/>



RE/MAX Kelowna  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada

