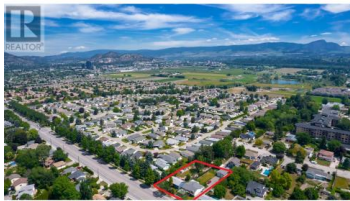


3009 Gordon Drive Kelowna British Columbia

Kelowna South

\$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)



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