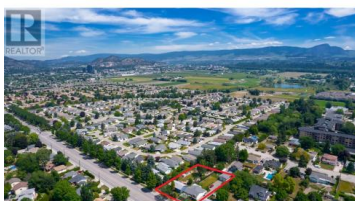


### 3029 Gordon Drive Kelowna British Columbia

Kelowna South

# \$1,799,900



PRIME .66 ACRE DEVELOPMENT OPPORTUNITY ON THE TRANSIT CORRIDOR! 2 Lot Land Assembly (3029 + 3009 Gordon Dr) for a total of .66 Acre (28,749 sq.ft.) The total list price is \$3,599,800. There is potential for up to a 6 story apartment building for MF3 Zoning with 1.8 FAR + Bonus Density of 0.25 FAR & 0.3 FAR available. This prime development opportunity represents a unique chance to capitalize on the high demand for rental properties in the direct vicinity of Okanagan College!! Its exceptional location, combined with the convenience and accessibility it offers, positions it as a standout investment in the vibrant Kelowna South area. Buyers to contact the City of Kelowna to confirm development options. (id:6769)

#### Lee Ivans

Royal LePage Kelowna

Phone: (250) 575-5455

<https://dionivansrealestate.ca/>



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