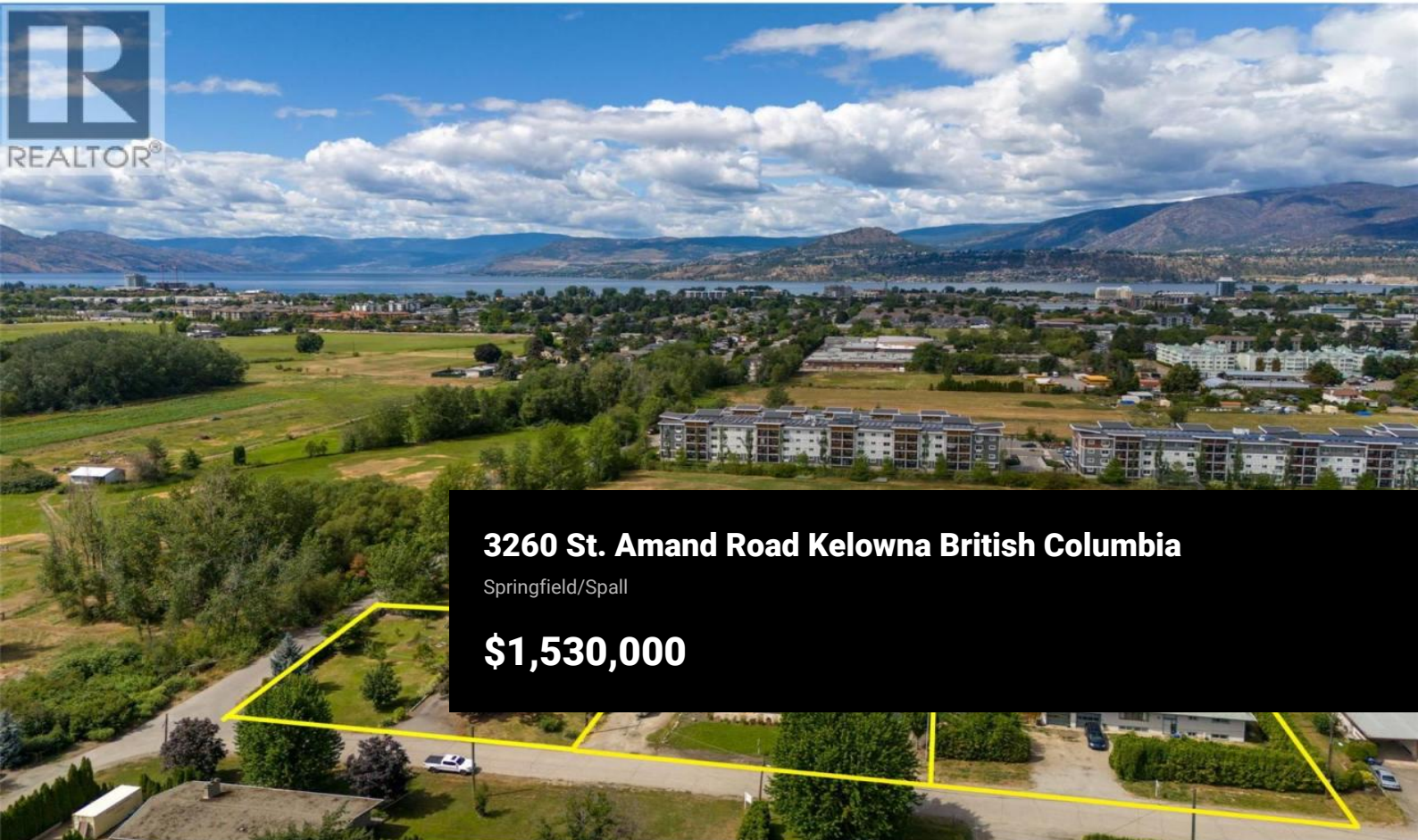




3260 St. Amand Road Kelowna British Columbia

Springfield/Spall

\$1,530,000



DEVELOPMENT OPPORTUNITY in Kelowna's Core Neighbourhood! 3240, 3250 & 3260 St. Amand Road comprise a three-property land assembly totalling approximately 1.07 acres (46,609 sq. ft.) with 418 ft of combined frontage, ideally located just off KLO Road near Gordon Drive. Currently zoned MF1, offering an opportunity for ground-oriented multi-unit development under existing zoning, with potential to explore MF2 redevelopment, subject to City approvals. The properties are located on the west side of St. Amand and do not back onto ALR land, avoiding the ALR landscape-buffer considerations affecting some nearby sites. Water and sewer servicing will require extension, and preliminary City discussions indicate an approximately 2m road dedication along the Bothe Road frontage of 3260 may be required. Excellent central location close to schools, transit, shopping and amenities. The three properties are being marketed together as a land assembly. Existing residences are tenant and/or owner occupied; notice is required to walk the properties and no interior showings without an accepted offer. Buyer to independently verify zoning, density, development potential, servicing requirements, road dedication, setbacks and all other development considerations with the City of Kelowna and appropriate professional consultants. (id:6769)

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