



328 Glenmore Road Kelowna British Columbia

Glenmore

\$1,999,700



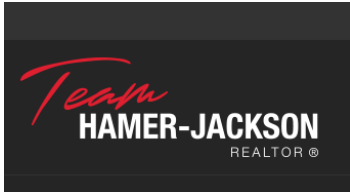
Located in the heart of Glenmore on a transit corridor, this property offers exceptional development potential. Current zoning rights and preliminary discussions with the city and a planning consultant indicate two possible development options. The first option is a rezone to MF2, which would allow for up to 20 townhomes. The second option is a three-lot subdivision: two MF1 lots west of McTavish, each accommodating a six-plex building, and one MF3 lot bordering Glenmore Rd, with a higher-density apartment (1.3-1.8 FAR), yielding 20,000 buildable square feet. A road dedication to connect McTavish Rd through the property may be required for subdivision. The city has indicated it does not support rezoning the full lot to MF3. This prime location offers a unique opportunity for developers to maximize their investment in a growing area. (id:6769)

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