



## 4482 Gordon Drive Kelowna British Columbia

Lower Mission

**\$1,600,000**



An exceptionally rare opportunity for low to medium-density development in Kelowna's coveted Lower Mission, one of the city's safest and most desirable neighborhoods. This 0.60-acre lot is part of a 3.97-acre land assembly with 4498 Gordon Drive (MLS #10337211) and must be purchased together. The combined properties offer significant economies of scale and the flexibility to phase multi-unit development. Potential MF2 zoning permits a maximum FAR of 1.0, allowing for up to 172,933 SF of saleable area. The site's relatively flat topography and dual ingress/egress points off Gordon Drive enhance accessibility and ease of construction. Situated in an unbeatable location, it's just a two-minute walk to the new DeHart Community Park, a two-minute drive to Dorothea Walker and Bellevue Elementary Schools, and five minutes to Sarsons Beach and Lake Okanagan. Everyday essentials and local favorites are close by, with Sunshine Market, Milkshed Coffee Bar, and Barn Owl Brewing only four minutes away, and the new grocery-anchored commercial hub at The Ponds (Save-On-Foods, Shoppers, Starbucks, liquor store, and more) just down the road. The property is also five minutes from the H2O/MNP Rec Centre and Mission Sportsfields, making this an ideal site for a thoughtfully planned residential development in one of Kelowna's most vibrant communities. (id:6769)



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