



4498 Gordon Drive Kelowna British Columbia
 Lower Mission
\$10,900,000



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 3.37-acre lot is part of a 3.97-acre land assembly with 4498 Gordon Drive (MLS #10337207) 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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