



## 469 Glenmore Road Kelowna British Columbia

North Glenmore

**\$2,250,000**



Incredible Development Opportunity in Glenmore! Discover the potential of this prime .37-acre property, centrally located in the highly sought-after Glenmore area with prominent frontage and access along Glenmore Road. This property offers a rare opportunity for developers and investors alike, with current C1 zoning and the added benefit of being designated as a Future Village Centre in the OCP 2040. The C1 zoning provides a wide range of possibilities for building, with principal uses including apartment housing, major childcare centres, cultural and recreation services, food establishments, health services, gas stations, liquor stores, offices and professional services, retail outlets, cannabis stores, and more. The zoning generally encourages commercial activities at the ground level, with the potential for residential spaces on the floors above, making this an ideal location for mixed-use development. With its exceptional exposure, fantastic location, and easy access for viewing, this property is ready for your vision. Whether you are looking to create a new community hub or capitalize on the growing demand in Glenmore, this property provides the flexibility and opportunity you need. Contact the listing agent today for more information and to receive a comprehensive listing package. (id:6769)



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