



## 2840 Gordon Drive Kelowna British Columbia

\$1,444,014

NEW USE and ZONING change to UC5 for this Colossal Development Opportunity! With PHASE 1 in the OKANAGAN COLLEGE TOA (Transit Oriented Area), PHASES 2 and 3 on a TRANSIT SUPPORTIVE CORRIDOR, this LAND ASSEMBLY offers a total potential of 4.331 acres or 188,658.36 sq ft of land! Each phase is now UC5, allowing 6 storey mixed use. The total Assembly has a combined FAR of 380,017.44 sellable sq ft and up to 474,346.62 sellable sq ft with bonuses up to .5 FAR added. TOTAL LIST PRICE \$37,694,225 PLS NOTE: 2840 Gordon Dr is in PHASE 3 and there is the option to purchase PHASE 3 only, up to 1.498 acres or 65,252.88 sq ft. At 1.8 FAR, there is a potential 117,455.18 sellable sq ft and up to 150,081.62 sellable sq ft with bonuses up to .5 FAR added. TOTAL LIST PRICE \$12,724,500 Easy walk to buses, college and high schools, beaches, restaurants, shopping, the hospital and more! Flat site, easy to build, with exceptional exposure on Gordon Dr and excellent access off Bouvette St and Lowe Ct. Buyers to do own due diligence on intended use, both municipally and provincially. Some lots not listed. (id:6769)

Bedroom 14'2" x 11'8"

Gym 14'0" x 11'5"

Recreation room 20'6" x 13'11"

Full bathroom 9'4" x 5'2"

Laundry room 13'11" x 10'5"

Other 21'5" x 13'6"

Foyer 7'4" x 5'9"

Other 26'0" x 11'7"

Primary Bedroom 15'8" x 10'1"

Full bathroom 9'10" x 9'2"

Bedroom 13'3" x 9'4"

Living room 17'5" x 17'2"

Dining room 7'8" x 11'5"

Kitchen 15'9" x 11'5"

Listing Presented By:



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Coldwell Banker Horizon Realty

<http://ellenchurchill.com/>

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