



## 2880 Gordon Drive Kelowna British Columbia

\$1,945,360

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: 2880 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 7'6" x 8'4"

Bedroom - Bachelor 11'9" x 12'6"

4pc Bathroom 8'0" x 4'6"

Bedroom 12'6" x 12'0"

Bedroom - Bachelor 10'9" x 12'6"

Dining room 13'7" x 4'1"

4pc Bathroom 8'7" x 4'11"

Bedroom 10'9" x 8'9"

4pc Ensuite bath 10'1" x 7'3"

Primary Bedroom 13'3" x 10'11"

Living room 13'5" x 22'6"

Kitchen 13'7" x 9'11"

Listing Presented By:



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Coldwell Banker Horizon Realty

<http://ellenchurchill.com/>

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