



## 2896 Gordon Drive Kelowna British Columbia

\$1,653,000

UNIQUE DEVELOPMENT OPPORTUNITY w/ LOADS of POTENTIAL in OKANAGAN COLLEGE AREA, up to 2.66 acres, on the TRANSIT SUPPORTIVE CORRIDOR, allowing up to 6 STOREYS and 1.8 FAR with bonuses up to 2.3 FAR. Easy walk to buses, college and high schools, beaches, restaurants, shopping, the hospital and more! Option to rezone to UC5. Flat site, easy to build with exceptional exposure on Gordon and excellent access off Bouvette St. Properties now total Buyers to do own due diligence on intended use, both municipally and provincially (id:6769)

Primary Bedroom 10' x 10'

Full bathroom 7'9" x 7'6"

Bedroom 7'9" x 11'

Other 3'8" x 8'10"

Other 6' x 15'

Living room 21'6" x 17'6"

Dining room 7' x 9'2"

Kitchen 9' x 9'2"

Foyer 8'3" x 9'4"

Other 11'11" x 21'5"

Other 10'5" x 5'11"

Other 2'10" x 6'8"

Full bathroom 7'1" x 6'5"

Bedroom 11'8" x 13'3"

Living room 12' x 12'1"

Dining room 8'3" x 9'2"

Kitchen 9' x 9'2"

Listing Presented By:



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Coldwell Banker Horizon Realty

<http://ellenchurchill.com/>

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