



## 2910 Gordon Drive Kelowna British Columbia

\$2,434,500

UNIQUE DEVELOPMENT OPPORTUNITY w/ LOADS of POTENTIAL in OKANAGAN COLLEGE TRANSIT DESIGNATED AREA, allowing up to 6 STOREYS and 2.5 FAR. There are 7 other properties listed on Gordon Drive/Lowe Court. In a superb location (KEL SOUTH), within 400m of a Transit Exchange meaning parking requirements greatly reduced (Commercial and Universal Accessibility Parking only). Easy walk to buses, college and high schools, beaches, restaurants, shopping, the hospital and more! Upcoming changes allow option to rezone to UC5. Gordon Drive is also a TRANSIT SUPPORTIVE CORRIDOR but with only 4 Kelowna TRANSIT ORIENTED AREAS under the NEW PROVINCIAL LEGISLATION, this parcel contains 4 of only 793 total lots being rezoned in the Transit Oriented Areas. Flat site, easy to build with exceptional exposure on Gordon and excellent access off Lowe Crt. Buyers to do own due diligence on intended use, both municipally and provincially. (id:6769)

Storage 5'10" x 5'7"

Utility room 13'2" x 4'10"

Foyer 8'11" x 10'7"

Laundry room 8'6" x 5'4"

Foyer 5'6" x 5'2"

4pc Bathroom 8'0" x 5'0"

Bedroom 10'10" x 9'0"

Bedroom 12'5" x 8'1"

Primary Bedroom 12'5" x 9'10"

Living room 7'7" x 14'2"

Dining room 7'7" x 14'2"

Kitchen 12'3" x 17'0"

Bedroom 14'3" x 12'11"

Bedroom 13'7" x 12'7"

Bedroom 9'0" x 7'8"

Full bathroom 7'0" x 5'0"

Kitchen 12'11" x 9'3"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty

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