



2930 GORDON Drive Kelowna British Columbia

\$1,322,000

UNIQUE DEVELOPMENT OPPORTUNITY w/ LOADS of POTENTIAL in OKANAGAN COLLEGE TRANSIT DESIGNATED AREA, allowing up to 6 STORIES and a 2.5 FAR or up to 110, 206 BUILDABLE SQUARE FEET! This property is part of the 6 lot GORDON Drive/LOWE Court LAND ASSEMBLY and must be purchased in conjunction with 2997 Lowe Crt, 2987 Lowe Crt, 2977 Lowe Crt, 2922 Gordon Dr and 3010 Gordon Dr. In a superb location (KEL SOUTH), the LAND ASSEMBLY is 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. Total Purchase Price \$10,139,000. Estimated Total Revenue, adding owner occupied units: \$283,200/year (\$23,600/mo). (id:6769)

4pc Bathroom 5'10" x 11'2"
Foyer 10'9" x 7'8"
Utility room 11'1" x 9'10"
Great room 21'4" x 12'7"
Bedroom 12'3" x 10'0"
Other 3'4" x 3'4"

Workshop 7'5" x 11'4"
Living room 17'6" x 12'10"
Kitchen 11'8" x 11'11"
4pc Bathroom 5'0" x 7'7"
Bedroom 8'11" x 10'11"
Primary Bedroom 11'3" x 11'1"

Other 17'10" x 4'0"
Storage 4'4" x 7'10"

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Listing Presented By:



Originally Listed by:
Coldwell Banker Horizon Realty

<http://ellenchurchill.com/>

stilhavn
REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
shannonstyles@gmail.com