



3009 Gordon Drive Kelowna British Columbia

\$1,575,000

PRIME .66 ACRE DEVELOPMENT OR HOLDING OPPORTUNITY ON THE TRANSIT CORRIDOR! This 2-lot land assembly (3029 + 3009 Gordon Dr) totals .66 acres (28,749 sq. ft.) in a high-demand location! Listed at a combined price of \$3,150,000, this site offers exceptional development potential of up to a 6-story apartment building with a 1.8 FAR plus bonus density of up to 0.55 FAR. Located near Okanagan College in the highly sought-after Kelowna South area, this prime transit-oriented site is perfect for a high-yield rental development. Its strategic location ensures strong demand and excellent accessibility, making it a standout investment. Alternatively, this property presents a fantastic long-term holding opportunity for future development, allowing investors to secure a prime piece of real estate in a rapidly growing area. Buyers to verify development potential with the City of Kelowna. (id:6769)

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|------------------------------------------|-------------------------------|
| Bedroom 12'0" x 11'0" | Bedroom 11'0" x 10'0" |
| Laundry room 8'0" x 7'0" | Primary Bedroom 12'0" x 10'0" |
| Full bathroom Measurements not available | Family room 19'0" x 12'0" |
| Bedroom 11'0" x 8'0" | Kitchen 11'0" x 9'0" |
| Bedroom 11'0" x 9'0" | Dining room 11'0" x 8'0" |
| Full bathroom Measurements not available | Living room 14'0" x 13'0" |
| Bedroom 13'0" x 12'0" | |

Listing Presented By:



Originally Listed by:
Royal LePage Kelowna

<https://dionivansrealestate.ca/>



Stilhavn Real Estate Services
Okanagan

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
Shannon@MarkAndShannon.com

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