



## 3029 Gordon Drive Kelowna British Columbia

\$1,995,000

PRIME .66 ACRE DEVELOPMENT OPPORTUNITY ON THE TRANSIT CORRIDOR! 2 Lot Land Assembly (3029 + 3009 Gordon Dr) for a total of .66 Acre (28,749 sq.ft.) The total list price is \$3,990,000. There is potential for up to a 6 story apartment building for MF3 Zoning with 1.8 FAR + Bonus Density of 0.25 FAR & 0.3 FAR available. This prime development opportunity represents a unique chance to capitalize on the high demand for rental properties in the direct vicinity of Okanagan College!! Its exceptional location, combined with the convenience and accessibility it offers, positions it as a standout investment in the vibrant Kelowna South area. Buyers to contact the City of Kelowna to confirm development options. (id:6769)

Full bathroom 7'2" x 9'1"

Workshop 13'8" x 9'4"

Storage 8'2" x 9'6"

Primary Bedroom 13'4" x 15'1"

Bedroom 10'8" x 11'4"

Laundry room 8'11" x 11'6"

Family room 20'7" x 12'9"

Full bathroom 6' x 6'

Bedroom 12'4" x 13'2"

Bedroom 13'5" x 12'8"

Bedroom 8'5" x 13'2"

Living room 13'3" x 21'7"

Dining room 9'9" x 16'8"

Kitchen 18'2" x 17'6"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

<https://dionivansrealestate.ca/>

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