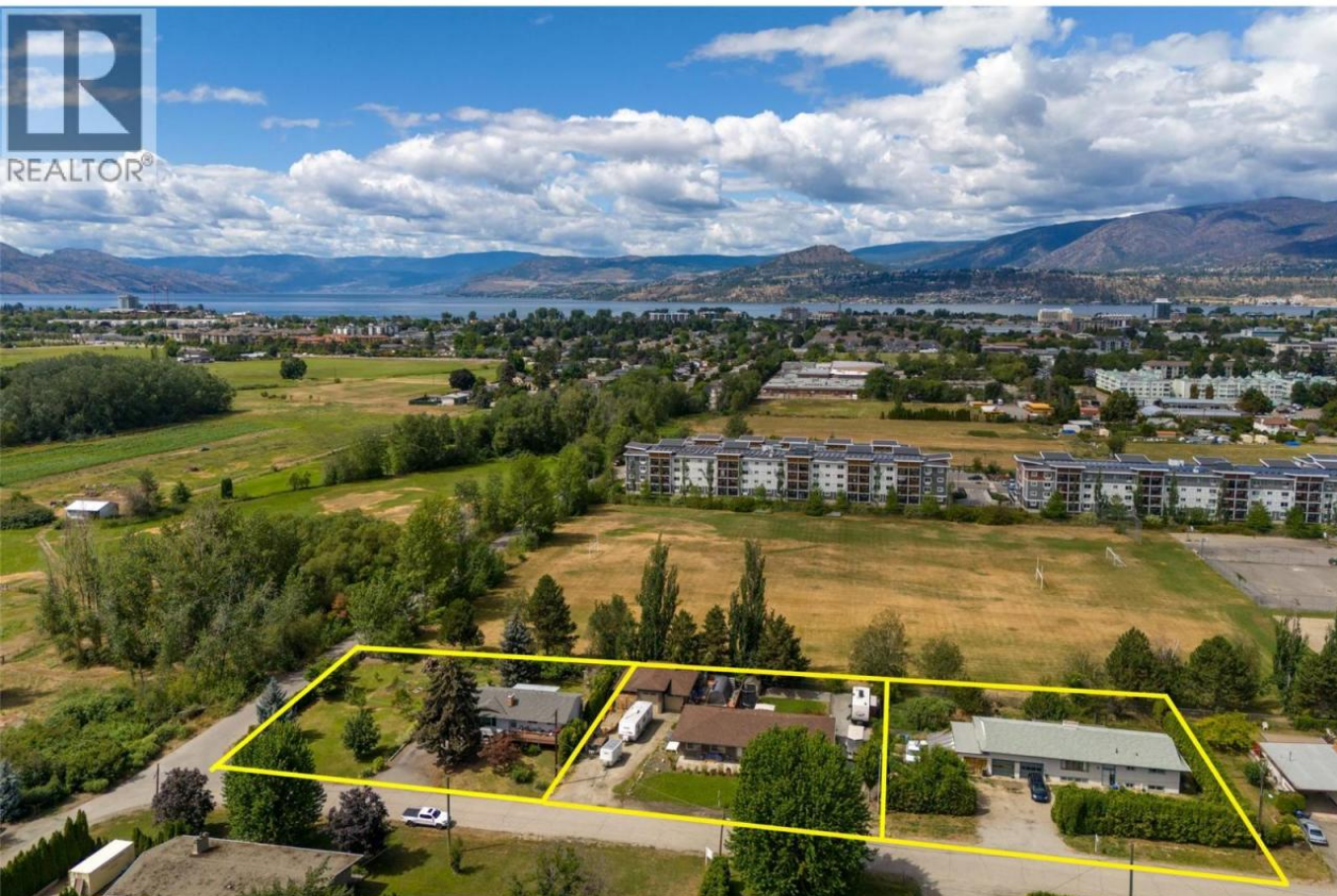




3240 St. Amand Road Kelowna British Columbia

\$1,396,000

DEVELOPMENT OPPORTUNITY in Kelowna's Core Neighbourhood! 3240, 3250 & 3260 St. Amand Road comprise a three-property land assembly totaling approximately 1.07 acres (46,609 sq. ft.) with 418 ft of combined frontage, ideally located just off KLO Road near Gordon Drive. Currently zoned MF1, offering an opportunity for ground-oriented multi-unit development under existing zoning, with potential to explore MF2 redevelopment, subject to City approvals. The properties are located on the west side of St. Amand and do not back onto ALR land, avoiding the ALR landscape-buffer considerations affecting some nearby sites. Water and sewer servicing will require extension. Excellent central location close to schools, transit, shopping and amenities. The three properties are being marketed together as a land assembly. Existing residences are tenant and/or owner occupied; advance notice is required for property access and showings. Buyer to independently verify zoning, density, development potential, servicing requirements, setbacks and all other development considerations with the City of Kelowna and appropriate professional consultants. (id:6769)

Bedroom 16'2" x 13'3"	Other 8'2" x 28'6"
Living room 16'10" x 12'6"	Full ensuite bathroom 8' x 10'8"
Bedroom 8'5" x 14'	Primary Bedroom 14'10" x 10'6"
Laundry room 8'11" x 15'	Bedroom 10'2" x 13'3"
Recreation room 14'9" x 17'2"	Other 26'10" x 23'7"
Utility room 12'11" x 3'	Foyer 6' x 3'10"
Foyer 20' x 7'6"	Living room 18'4" x 14'
Full bathroom 8' x 6'11"	Dining room 12'5" x 16'5"
Other 7'1" x 3'10"	Kitchen 17'3" x 13'
Other 26'10" x 26'	

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