



## 328 Glenmore Road Kelowna British Columbia

\$2,250,000

Located in the heart of Glenmore on a transit corridor, this property offers exceptional development potential with mixed MF3 & MF1 zoning, contingent on a three-lot subdivision. Current zoning rights and preliminary discussions with the city and a planning consultant indicate the potential to subdivide into two MF1 lots, each allowing for two six-plex buildings, and one MF3 lot with a higher-density apartment (1.3 - 1.8 FAR), yielding 20,000 buildable sqft. Note, the city does not support rezoning the full lot to MF3. Additionally, a road dedication to connect McTavish Rd through the property is required to facilitate subdivision. This prime location provides a unique opportunity for developers to maximize their investment in a growing area. (id:6769)

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**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

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

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