



328 Glenmore Road Kelowna British Columbia

\$1,999,700

Located in the heart of Glenmore on a transit corridor, this property offers exceptional development potential. Current zoning rights and preliminary discussions with the city and a planning consultant indicate two possible development options. The first option is a rezone to MF2, which would allow for up to 20 townhomes. The second option is a three-lot subdivision: two MF1 lots west of McTavish, each accommodating a six-plex building, and one MF3 lot bordering Glenmore Rd, with a higher-density apartment (1.3-1.8 FAR), yielding 20,000 buildable square feet. A road dedication to connect McTavish Rd through the property may be required for subdivision. The city has indicated it does not support rezoning the full lot to MF3. This prime location offers a unique opportunity for developers to maximize their investment in a growing area. (id:6769)

Utility room 13'2" x 9'6"

Storage 6'2" x 4'10"

Recreation room 13'2" x 17'6"

Family room 15'3" x 15'5"

Den 13'2" x 13'11"

Bedroom 9'7" x 10'5"

Bedroom 9'7" x 10'11"

3pc Bathroom 6'10" x 4'11"

Primary Bedroom 12'11" x 17'11"

Living room 16'1" x 15'5"

Kitchen 13'5" x 14'7"

Dining room 13'5" x 10'3"

Bedroom 10'5" x 11'11"

Bedroom 10'5" x 9'11"

4pc Bathroom 7' x 9'4"

2pc Ensuite bath 5'5" x 4'11"

Listing Presented By:



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