

## 1402-1404 INKAR ROAD POTENTIAL WALKUP DESIGN

### THREE STOREY WALKUP W/ROOF TOP LIVING

Proposed Site Area = 0.411 Acres (1663 m<sup>2</sup>)  
MAX F.A.R. (1.50) = 2,494.50m<sup>2</sup> (26,850 ft<sup>2</sup>)  
MAX Site Coverage (90% Total) = 1,496.7m<sup>2</sup> (16,110 ft<sup>2</sup>)



REALTOR®



## Inkar Road Kelowna British Columbia

\$2,299,900

HUGE VALUE IN THE LAND, OFFERED AT OVER \$750,000 UNDER ASSESSED VALUE. Development Opportunity offered at under \$130 per sq ft for land. This location in the Capri-Landmark neighbourhood is near Gordon Drive, and Springfield Road. This area is an employment hub and an opportunity for development. The blueprint for the Capri-Landmark Urban Centre Plan includes: 1. Strategic Redevelopment: guidelines include the placement of parks, public spaces & a vibrant urban centre. 2. High-Density Living: Capri-Landmark is poised to evolve from predominantly single-family residences to a high-density housing hub. Imagine modern apartments, bustling commercial spaces & improved transportation networks converging in one dynamic locale. This lot may be able to accommodate 10 units X 3 bedrooms with rooftop patios, according to IH Design (see attached, buyer to do own due diligence). Immense potential here! BC Assessment Value for 1402 Inkar Rd: \$1,772,000; for 1404 Inkar: \$1,291,000. Total is \$3,063,000, list price is WAY under assessed value. Ask for our construction quote available from Vision 1 Steel Corporation for pre-fab build costs of approx \$165 per sq ft. (id:6769)

Listing Presented By:



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