



# 1220 K.L.O Road Kelowna British Columbia

\$2,488,000

STRATEGIC LAND ASSEMBLY OPPORTUNITY IN KELOWNA'S KLO CORRIDOR Rare opportunity to acquire a strategically positioned parcel within a three- or four-property land assembly located in Kelowna's rapidly evolving KLO Road corridor. Situated within a designated Transit Supportive Corridor, 1220 KLO Road forms part of a broader redevelopment opportunity that includes neighbouring properties with Council-approved MF3 rezonings. City planning discussions have indicated support for extending a similar redevelopment framework across the balance of the assembly (buyer to independently verify). A preliminary concept package is available outlining a potential six-storey, 79-unit multi-family development currently achieving approximately 2.05 FAR, with potential for increased density through available incentives and design optimization (buyer to verify) up to a 2.305 FAR. The vendor's pricing objective is based on \$79 per buildable square foot, calculated on approved density achieved through the development process. The advertised list price should be considered indicative only and subject to adjustment based on final approved buildable area. location - The assembly benefits from proximity to transit, schools, shopping, employment centres, parks, and major transportation routes. Serious developer inquiries only. Preliminary concepts and assembly information available upon request. (id:6769)

Primary Bedroom 10' x 14'

Full bathroom 10' x 5'

Kitchen 14' x 10'

Full bathroom 12' x 10'

Living room 14' x 10'

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd



Royal

**LePage Kelowna**

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