



# 1395 Gordon Drive Kelowna British Columbia

\$1,250,000

Attention Developers: This rare and unparalleled offering, straddling the line between the North end of Kelowna and Glenmore, presents a 4-lot land assembly with a remarkable 190 feet of prime frontage along a Transit Supportive Corridor. The MF3 zoning allows for enhanced density potential, perfectly aligning with Kelowna's progressive urban growth strategy. Key Features: oStrategic Location: Situated in a very unique location, this assembly enjoys unmatched proximity to transit, amenities, and Kelowna's downtown core. oDual Street Access: Enhanced functionality with two street frontages, providing superior site flexibility and improved parking solutions for developments oDensity Advantage: Transit corridor designation boosts development potential, positioning this property as a cornerstone for high-demand projects oExclusive Opportunity: As the sole assembly opportunity in this coveted area, this property offers a competitive edge for forward-thinking developers oExpansion Potential: Additional lots have suggested they would join the assembly for even more density and additional street access oRental Revenue: Additional rental income from rental suites or full duplexes on the lots allows a developer to cover carrying costs This offering is strictly for qualified developers who understand the potential of this development. For further details and confidential discussions, contact your agent. Don't miss your chance to shape the future of Kelowna's North End (id:6769)

Full bathroom 5'0" x 6'0"  
Kitchen 10'6" x 12'0"  
Living room 17'0" x 13'8"  
Bedroom 12'8" x 10'5"  
Full bathroom 6'0" x 8'0"

Bedroom 12'0" x 13'0"  
Primary Bedroom 14'0" x 13'0"  
Living room 13'4" x 20'0"  
Kitchen 13'0" x 6'7"

Listing Presented By:



Originally Listed by:  
Vantage West Realty Inc.



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100  
Fax:  
sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.