



## 2922 Gordon Drive Kelowna British Columbia

\$2,184,000

UNIQUE DEVELOPMENT OPPORTUNITY w/ LOADS of POTENTIAL in OKANAGAN COLLEGE TRANSIT DESIGNATED AREA, allowing up to 6 STORIES and a 2.5 FAR or up to 110, 206 BUILDABLE SQUARE FEET! This property is part of the 6 lot GORDON Drive/LOWE Court LAND ASSEMBLY and must be purchased in conjunction with 2997 Lowe Crt, 2987 Lowe Crt, 2977 Lowe Crt, 2930 Gordon Dr and 3010 Gordon Dr. In a superb location (KEL SOUTH), the LAND ASSEMBLY is within 400m of a Transit Exchange meaning parking requirements greatly reduced (Commercial and Universal Accessibility Parking only). Easy walk to buses, college and high schools, beaches, restaurants, shopping, the hospital and more! Upcoming changes allow option to rezone to UC5. Gordon Drive is also a TRANSIT SUPPORTIVE CORRIDOR but with only 4 Kelowna TRANSIT ORIENTED AREAS under the NEW PROVINCIAL LEGISLATION, this parcel contains 4 of only 793 total lots being rezoned in the Transit Oriented Areas. Flat site, easy to build with exceptional exposure on Gordon and excellent access off Lowe Crt. Buyers to do own due diligence on intended use, both municipally and provincially. Total Purchase Price \$10,139,000. Estimated Total Revenue, adding owner occupied units: \$283,200/year (\$23,600/mo). (id:6769)

Great room 24'7" x 10'8"

Mud room 6'7" x 3'10"

Workshop 19'6" x 17'0"

Other 13'1" x 20'6"

Living room 21'5" x 13'4"

Dining room 9'6" x 9'8"

Kitchen 9'6" x 11'10"

Foyer 3'5" x 5'6"

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

Primary Bedroom 10'4" x 20'6"

Bedroom 11'6" x 10'11"

Bedroom 10'4" x 9'8"

Full bathroom 7'1" x 4'10"

Bedroom 11'6" x 10'7"

Living room 10'6" x 20'10"

Listing Presented By:



Originally Listed by:

Coldwell Banker Horizon Realty

<http://ellenchurchill.com/>



Royal

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