



## 3020 Gordon Drive Kelowna British Columbia

\$1,547,645

UNIQUE DEVELOPMENT OPPORTUNITY w/ LOADS of POTENTIAL in OKANAGAN COLLEGE TRANSIT DESIGNATED AREA, allowing up to 6 STOREYS and 2.5 FAR. There are 9 other properties listed on Gordon Drive/Lowe Court. In a superb location (KEL SOUTH), 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! City of Kelowna possibly rezoning 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 5 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. (id:6769)

4pc Bathroom 7'6" x 8'

Bedroom 10'6" x 11'

Bedroom 10' x 11'

Kitchen 9' x 12'6"

Bedroom 9' x 10'6"

4pc Bathroom 7'6" x 6'6"

Primary Bedroom 12'6" x 11'

Dining room 8' x 7'6"

Kitchen 8' x 10'

Living room 17'6" x 12'6"

Listing Presented By:



Originally Listed by:

Royal LePage Kelowna



Royal

**LePage Kelowna**

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