



## 2040 Glenmore Road Kelowna British Columbia

\$9,900,000

170.89 acres for sale, centrally located in the Glenmore / Wilden area of Kelowna, and is NOT located in the ALR (Agricultural Land Reserve). The property is currently zoned agricultural (A2) within the city limits of Kelowna. To the West, is the prestigious Wilden development. To the East, is Glenmore Road, providing access via an easement over an adjacent property, or potential use of city land at the North-East corner. The property also borders the Glenmore Dog Park near the North-East corner. Current Official Community Plan Future Land use is "R-AGR - Rural - Agricultural & Resource". With an OCP amendment and subsequent rezoning, there could be tremendous upside for a purchaser for a potential large-scale residential development. 2025 BC Assessment (as of July 1 2024) shows \$12,838,000, and an appraisal on file (2022) showed an estimated market value of \$15,450,000. Court-ordered sale - All offers are subject to court approval and must include schedule "A". Property is sold as-is where-is with no warranties of any type; buyer to investigate and conduct their own due diligence. (id:6769)

Listing Presented By:



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