



## 2900 Gordon Drive Kelowna British Columbia

\$1,393,050

NEW USE and ZONING change to UC5 for this Colossal Development Opportunity! With PHASE 1 in the OKANAGAN COLLEGE TOA (Transit Oriented Area), PHASES 2 and 3 on a TRANSIT SUPPORTIVE CORRIDOR, this LAND ASSEMBLY offers a total potential of 4.33 acres or 188,658.36 sq ft of land! Each phase is now UC5, allowing 6 storey mixed use. The total Assembly has a combined FAR of 471,646 sellable sq ft and up to 565,975 sellable sq ft with bonuses up to .5 FAR added. TOTAL LIST PRICE \$37,600,000. PLS NOTE: 2900 Gordon Dr is in PHASE 2 and there is the option to purchase PHASE 2 only, up to 1.507 acres or 65,644.92 sq ft. At 1.8 FAR, there is a potential 164,112.30 sellable sq ft and up to 196,934.76 sellable sq ft with bonuses up to .5 FAR added. TOTAL LIST PRICE \$12,800,760 Easy walk to buses, college and high schools, beaches, restaurants, shopping, the hospital and more! Flat site, easy to build, with exceptional exposure on Gordon Dr and excellent access off Bouvette St and Lowe Ct. Buyers to do own due diligence on intended use, both municipally and provincially. Some lots not listed. (id:6769)

Storage 14'9" x 10'1"

Bedroom 15'1" x 9'7"

Bedroom 12'11" x 9'7"

Family room 18'10" x 16'0"

Foyer 10'2" x 7'1"

Full bathroom 13'4" x 6'1"

Bedroom 13'5" x 10'0"

Primary Bedroom 13'3" x 9'10"

Kitchen 15'5" x 13'9"

Living room 15'4" x 13'3"

Listing Presented By:



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Coldwell Banker Horizon Realty

<http://ellenchurchill.com/>



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