3009 Gordon Drive Kelowna British Columbia

$1,799,900

PRIME .66 ACRE DEVELOPMENT OPPORTUNITY ON THE TRANSIT CORRIDOR! 2 Lot Land Assembly (3029 + 3009 Gordon Dr) for a total of .66 Acre (28,749 sq.ft.) The total list price is $3,599,800. There is potential for up to a 6 story apartment building for MF3 Zoning with 1.8 FAR + Bonus Density of 0.25 FAR & 0.3 FAR available. This prime development opportunity represents a unique chance to capitalize on the high demand for rental properties in the direct vicinity of Okanagan College!! Its exceptional location, combined with the convenience and accessibility it offers, positions it as a standout investment in the vibrant Kelowna South area. Buyers to contact the City of Kelowna to confirm development options. (id:6769)

Bedroom 12'0" x 11'0"	Bedroom 11'0" x 10'0"
Laundry room 8'0" x 7'0"	Primary Bedroom 12'0" x 10'0"
Full bathroom Measurements not available	Family room 19'0" x 12'0"
Bedroom 11'0" x 8'0"	Kitchen 11'0" x 9'0"
Bedroom 11'0" x 9'0"	Dining room 11'0" x 8'0"
Full bathroom Measurements not available	Living room 14'0" x 13'0"
Bedroom 13'0" x 12'0"	

Listing Presented By:

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https://dionivansrealestate.ca/

Royal LePage Locations West Realty

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