



## 3029 Gordon Drive Kelowna British Columbia

\$1,575,000

PRIME .66 ACRE DEVELOPMENT OR HOLDING OPPORTUNITY ON THE TRANSIT CORRIDOR! This 2-lot land assembly (3029 + 3009 Gordon Dr) totals .66 acres (28,749 sq. ft.) in a high-demand location! Listed at a combined price of \$3,150,000, this site offers exceptional development potential of up to a 6-story apartment building with a 1.8 FAR plus bonus density of up to 0.55 FAR. Located near Okanagan College in the highly sought-after Kelowna South area, this prime transit-oriented site is perfect for a high-yield rental development. Its strategic location ensures strong demand and excellent accessibility, making it a standout investment. Alternatively, this property presents a fantastic long-term holding opportunity for future development, allowing investors to secure a prime piece of real estate in a rapidly growing area. Buyers to verify development potential with the City of Kelowna. (id:6769)

Full bathroom 7'2" x 9'1"

Workshop 13'8" x 9'4"

Storage 8'2" x 9'6"

Primary Bedroom 13'4" x 15'1"

Bedroom 10'8" x 11'4"

Laundry room 8'11" x 11'6"

Family room 20'7" x 12'9"

Full bathroom 6' x 6'

Bedroom 12'4" x 13'2"

Bedroom 13'5" x 12'8"

Bedroom 8'5" x 13'2"

Living room 13'3" x 21'7"

Dining room 9'9" x 16'8"

Kitchen 18'2" x 17'6"

Listing Presented By:



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Royal LePage Kelowna

<https://dionivansrealestate.ca/>



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