



# 3240 St. Amand Road Kelowna British Columbia

\$1,750,000

LAND ASSEMBLY located down quiet street just off KLO and Gordon. FRONTAGE is 266.44 ft and AREA is .68 acres or 29,620.8 sq ft. Properties on this side of the street DO NOT back onto ALR land! With current MF1 zoning, you could build 6 ground-oriented units per lot (TOTALING 12), to a maximum of 3 storeys or 13.6m. If you rezone to MF2, City of Kelowna could support townhomes up to 3 storeys, with 80% site coverage and a 1.0 FAR, so likely up to 24 units >1750 sq ft with dbl garages! Land is great value at \$118/sq ft. Properties are tenant and owner occupied, so notice must be given to walk properties. No interior showings without an Accepted Offer. (id:6769)

- |                               |                                  |
|-------------------------------|----------------------------------|
| Bedroom 16'2" x 13'3"         | Other 8'2" x 28'6"               |
| Living room 16'10" x 12'6"    | Full ensuite bathroom 8' x 10'8" |
| Bedroom 8'5" x 14'            | Primary Bedroom 14'10" x 10'6"   |
| Laundry room 8'11" x 15'      | Bedroom 10'2" x 13'3"            |
| Recreation room 14'9" x 17'2" | Other 26'10" x 23'7"             |
| Utility room 12'11" x 3'      | Foyer 6' x 3'10"                 |
| Foyer 20' x 7'6"              | Living room 18'4" x 14'          |
| Full bathroom 8' x 6'11"      | Dining room 12'5" x 16'5"        |
| Other 7'1" x 3'10"            | Kitchen 17'3" x 13'              |
| Other 26'10" x 26'            |                                  |

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty

<http://ellenchurchill.com/>



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