



## 328 Glenmore Road Kelowna British Columbia

\$1,999,700

Located in the heart of Glenmore on a transit corridor, this property offers exceptional development potential with mixed MF3 & MF1 zoning, contingent on a three lot subdivision. Current zoning rights and preliminary discussions with the city and a planning consultant indicate the potential to subdivide into two MF1 lots, each allowing for two six-plex buildings, and one MF3 lot with a higher-density apartment (1.3 - 1.8 FAR), yielding 20,000 buildable sqft. Note, the city does not support rezoning the full lot to MF3. Additionally, a road dedication to connect McTavish Rd through the property is required to facilitate subdivision. This prime location provides a unique opportunity for developers to maximize their investment in a growing area. (id:6769)

Utility room 13'2" x 9'6"

Storage 6'2" x 4'10"

Recreation room 13'2" x 17'6"

Family room 15'3" x 15'5"

Den 13'2" x 13'11"

Bedroom 9'7" x 10'5"

Bedroom 9'7" x 10'11"

3pc Bathroom 6'10" x 4'11"

Primary Bedroom 12'11" x 17'11"

Living room 16'1" x 15'5"

Kitchen 13'5" x 14'7"

Dining room 13'5" x 10'3"

Bedroom 10'5" x 11'11"

Bedroom 10'5" x 9'11"

4pc Bathroom 7' x 9'4"

2pc Ensuite bath 5'5" x 4'11"

Listing Presented By:



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