

# \$1,575,000 - 3009 Gordon Drive, Kelowna

MLS® #10341521

**\$1,575,000**

6 Bedroom, 2.00 Bathroom, 2,215 sqft

Single Family on 0.33 Acres

Kelowna South, Kelowna, British Columbia

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:6289)

Built in 1968

## Essential Information

Listing #	10341521
Price	\$1,575,000
Bedrooms	6
Bathrooms	2.00
Square Footage	2,215
Acres	0.33
Year Built	1968



Type	Single Family
Sub-Type	Freehold

### Community Information

Address	3009 Gordon Drive
Subdivision	Kelowna South
City	Kelowna
Province	British Columbia
Postal Code	V1W3R1

### Amenities

Amenities	Public Transit, Recreation, Schools, Shopping
Features	Level lot
Parking Spaces	2
Parking	Additional Parking
View	Mountain view

### Interior

Appliances	Refrigerator, Range - Electric
Heating	Forced air, See remarks
# of Stories	2

### Exterior

Exterior	Stucco, Wood siding
Exterior Features	Level
Roof	Asphalt shingle

### Additional Information

Zoning	Unknown
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### Listing Details

Listing Office	Royal LePage Kelowna
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