

# \$1,511,968 - 2860 Gordon Drive, Kelowna

MLS® #10343301

**\$1,511,968**

4 Bedroom, 2.00 Bathroom, 2,223 sqft

Single Family on 0.17 Acres

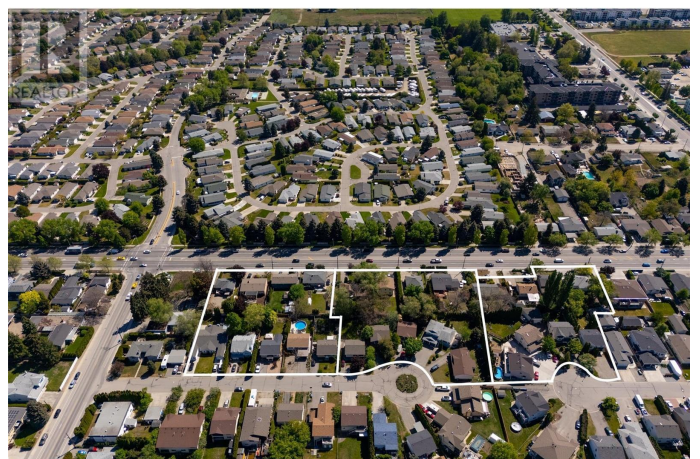
Kelowna South, Kelowna, British Columbia

NEW USE and ZONING change to UC5 for this Colossal Development Opportunity! With PHASE 1 in the OKANAGAN COLLEGE TOA (Transit Oriented Area), PHASES 2 and 3 on a TRANSIT SUPPORTIVE CORRIDOR, this LAND ASSEMBLY offers a total potential of 4.331 acres or 188,658.36 sq ft of land! Each phase is now UC5, allowing 6 storey mixed use. The total Assembly has a combined FAR of 380,017.44 sellable sq ft and up to 474,346.62 sellable sq ft with bonuses up to .5 FAR added. TOTAL LIST PRICE \$37,694,225 PLS NOTE: 2860 Gordon Dr is in PHASE 3 and there is the option to purchase PHASE 3 only, up to 1.498 acres or 65,252.88 sq ft. At 1.8 FAR, there is a potential 117,455.18 sellable sq ft and up to 150,081.62 sellable sq ft with bonuses up to .5 FAR added. TOTAL LIST PRICE \$12,724,500 Easy walk to buses, college and high schools, beaches, restaurants, shopping, the hospital and more! Flat site, easy to build, with exceptional exposure on Gordon Dr and excellent access off Bouvette St and Lowe Ct. Buyers to do own due diligence on intended use, both municipally and provincially. Some lots not listed (id:6289)

Built in 1986

## Essential Information

Listing #	10343301
Price	\$1,511,968



Bedrooms	4
Bathrooms	2.00
Square Footage	2,223
Acres	0.17
Year Built	1986
Type	Single Family
Sub-Type	Freehold
Style	Other

## Community Information

Address	2860 Gordon Drive
Subdivision	Kelowna South
City	Kelowna
Province	British Columbia
Postal Code	V1W3R3

## Amenities

Utilities	Cable, Electricity, Natural Gas, Telephone, Sewer, Water
Parking	Other

## Interior

Heating	Forced air, See remarks
Cooling	Central air conditioning
# of Stories	1

## Exterior

Roof	Asphalt shingle
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## Additional Information

Zoning	Unknown
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## Listing Details

Listing Office	Coldwell Banker Horizon Realty
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