

\$6,250,000 - 2040 Glenmore Road N, Kelowna

MLS® #10335710

\$6,250,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 170.90 Acres

North Glenmore, Kelowna, British Columbia

170.89 acres for sale, centrally located in the Glenmore / Wilden area of Kelowna, and is NOT located in the ALR (Agricultural Land Reserve). The property is currently zoned agricultural (A2) within the city limits of Kelowna. To the West, is the prestigious Wilden development. To the East, is Glenmore Road, providing access via an easement over an adjacent property, or potential use of city land at the North-East corner. The property also borders the Glenmore Dog Park near the North-East corner. Current Official Community Plan Future Land use is ""R-AGR - Rural - Agricultural & Resource"". With an OCP amendment and subsequent rezoning, there could be tremendous upside for a purchaser for a potential large-scale residential development. 2025 BC Assessment (as of July 1 2024) shows \$12,838,000, and an appraisal on file (2022) showed an estimated market value of \$15,450,000. Court-ordered sale - All offers are subject to court approval and must include schedule ""A"". Property is sold as-is where-is with no warranties of any type; buyer to investigate and conduct their own due diligence. (id:6289)



Essential Information

Listing #	10335710
Price	\$6,250,000
Bathrooms	0.00

Acres	170.90
Type	Vacant Land
Sub-Type	Freehold

Community Information

Address	2040 Glenmore Road N
Subdivision	North Glenmore
City	Kelowna
Province	British Columbia
Postal Code	V1V2C5

Amenities

Utilities	Electricity
View	City view, Lake view, Mountain view, Valley view
Is Waterfront	Yes
Waterfront	Waterfront on pond

Additional Information

Zoning	Agricultural
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Listing Details

Listing Office	Sotheby's International Realty Canada
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