

# \$1,250,000 - 1395 Gordon Drive, Kelowna

MLS® #10361678

**\$1,250,000**

3 Bedroom, 2.00 Bathroom, 2,012 sqft

Single Family on 0.18 Acres

Glenmore, Kelowna, British Columbia

Attention Developers big and small: This rare and unparalleled offering, straddling the line between the North end of Kelowna and Glenmore, presents a 3 or 4-lot land assembly with up to a remarkable 190 feet of prime frontage along a Transit Supportive Corridor. The MF3 zoning allows for enhanced density potential, with an architect's projection show the possible development of between 85-95 units, with a mix of 1 and 2 bedroom apartments and townhomes - Perfect to maximize sales or rentability! Key Features:

- Strategic Location: Situated in a very unique location, this assembly enjoys unmatched proximity to transit, amenities, and Kelowna's downtown core.
- Dual Street Access: Enhanced functionality with two street frontages, providing superior site flexibility and improved parking solutions for developments
- Density Advantage: Transit corridor designation boosts development potential, positioning this property as a cornerstone for high-demand projects
- Exclusive Opportunity: As the sole assembly opportunity in this coveted area, this property offers a competitive edge for forward-thinking developers
- Expansion Potential: Additional lots have suggested they would join the assembly for even more density and additional street access

This offering is strictly for qualified developers who understand the potential of this development. For further details and confidential discussions, contact your agent. Don't miss your chance to



shape the future of Kelowna's North End.  
(id:6289)

Built in 1966

**Essential Information**

Listing #	10361678
Price	\$1,250,000
Bedrooms	3
Bathrooms	2.00
Square Footage	2,012
Acres	0.18
Year Built	1966
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	1395 Gordon Drive
Subdivision	Glenmore
City	Kelowna
Province	British Columbia
Postal Code	V1Y3E9

**Amenities**

Parking Spaces	4
Parking	Carport
# of Garages	1

**Interior**

Appliances	Refrigerator, Dryer, Range - Electric, Washer
Heating	See remarks
Cooling	Central air conditioning
# of Stories	2

**Exterior**

Exterior	Stucco
Roof	Asphalt shingle

**Additional Information**

Zoning

Unknown

## Listing Details

Listing Office

Vantage West Realty Inc.



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Listing information last updated on October 13th, 2025 at 4:46pm CDT