

\$1,868,725 - 2890 Gordon Road, Kelowna

MLS® #10343298

\$1,868,725

4 Bedroom, 2.00 Bathroom, 2,443 sqft

Single Family on 0.22 Acres

Springfield/Spall, 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 4.33 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 471,646 sellable sq ft and up to 565,975 sellable sq ft with bonuses up to .5 FAR added. TOTAL LIST PRICE \$37,600,000. PLS NOTE: 2890 Gordon Dr is in PHASE 2 and there is the option to purchase PHASE 2 only, up to 1.507 acres or 65,644.92 sq ft. At 1.8 FAR, there is a potential 164,112.30 sellable sq ft and up to 196,934.76 sellable sq ft with bonuses up to .5 FAR added. TOTAL LIST PRICE \$12,800,760 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 1935

Essential Information

Listing #	10343298
Price	\$1,868,725



Bedrooms	4
Bathrooms	2.00
Square Footage	2,443
Acres	0.22
Year Built	1935
Type	Single Family
Sub-Type	Freehold
Style	Other

Community Information

Address	2890 Gordon Road
Subdivision	Springfield/Spall
City	Kelowna
Province	British Columbia
Postal Code	V1W3R3

Amenities

Utilities	Cable, Electricity, Natural Gas, Telephone, Water
Parking	Carport
# of Garages	1
View	Mountain view

Interior

Appliances	Refrigerator, Dishwasher, Dryer, Range - Electric, Microwave, Washer
Heating	Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Cedar Siding, Stucco
Roof	Asphalt shingle

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Coldwell Banker Horizon Realty
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Listing information last updated on October 20th, 2025 at 2:46pm PDT