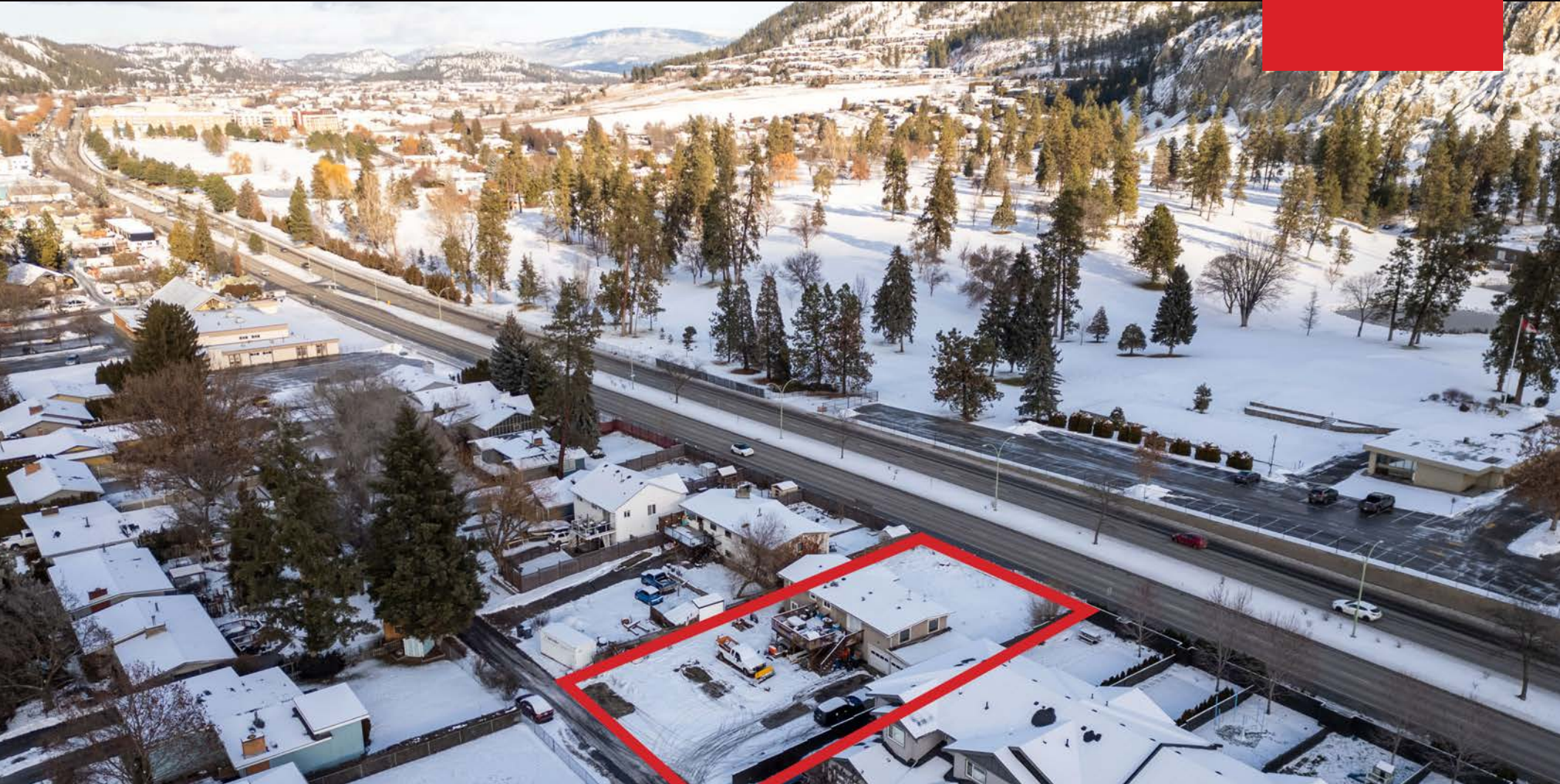


1270 GLENMORE DRIVE, KELOWNA

0.268 ACRE, SINGLE FAMILY SITE WITH REDEVELOPMENT POTENTIAL

**FOR
SALE**



WILLIAM | WRIGHT

Commercial Real Estate Services

JEFF BROWN

jeff.brown@williamwright.ca

236.420.3558

VICTORA MITCHELL

victoria.mitchell@williamwright.ca

236.420.3558



1240 GLENMORE DRIVE



Multifamily redevelopment site



Located on a transit supportive corridor



Large 80ft x 145ft Lot



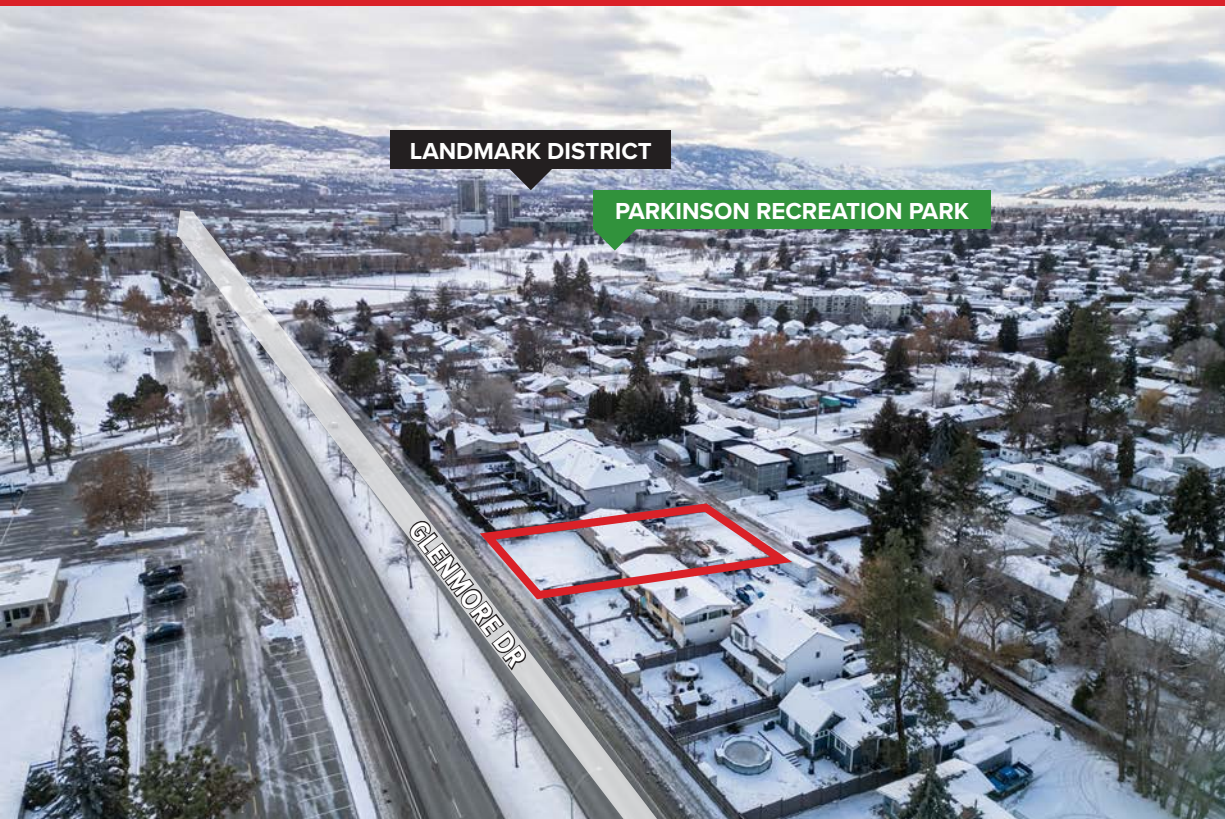
Located directly across from the Kelowna Golf & Country Club



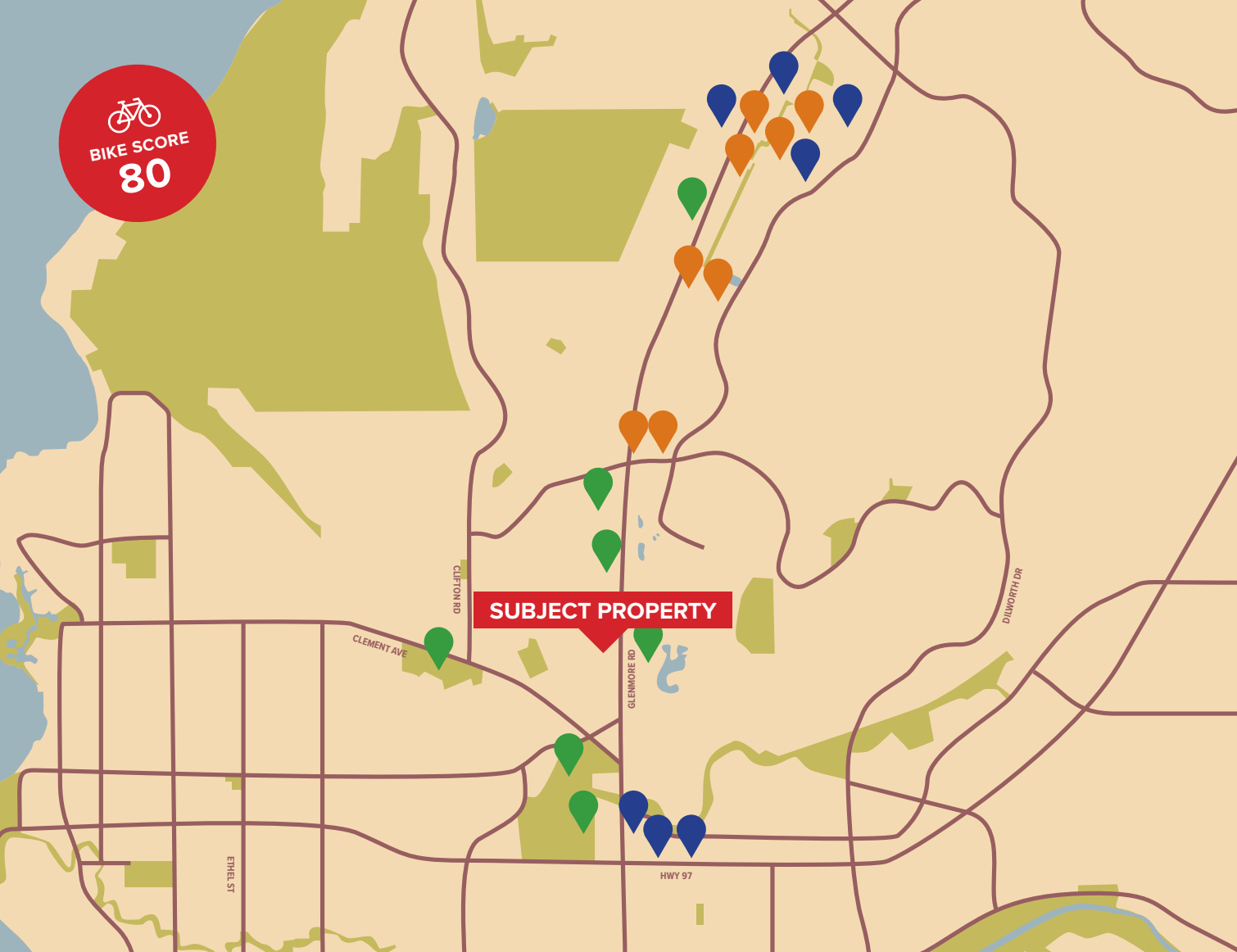
OVERVIEW

1270 Glenmore Dr is a large, .268 acre, single family site with redevelopment potential. It is strategically located on a transit supportive corridor, and directly across from the beautiful Kelowna Golf & Country Club. The property is only minutes away from grocery stores, the downtown core, Highway 97, and less than a 15min drive to the UBCO campus. The 2040 OCP designates the property as C-NHD (Core Neighborhood), giving the potential to rezone up to MF2, with additional bonus density considerations. The home itself is approximately 2,016 SF and consists of 3 bedrooms, 2 bathrooms. The property is well maintained and can generate strong holding income.





Size	± 11,675 SQFT
Current Zoning	RU1
Future Zoning	2040 OCP - C-NHD
Property Taxes	\$3,443.29 (2022)
PID	005-126-631
Legal Description	LOT 1 SECTION 29 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 26500
Price	\$1,399,000



AMENITIES BLOCKS AWAY FROM DOWNTOWN KELOWNA

Restaurants

- + McDonald's
- + Brandt's Creek Pub
- + Domino's Pizza
- + Tim Hortons
- + Starbucks
- + Subway
- + Dairy Queen Grill & Chill
- + Glenmore Liquor Store

Recreation

- + Kelowna Golf & Country Club
- + Parkinson Recreation Centre
- + Lombardy Park
- + Apple Bowl Stadium
- + Grace Baptist Church
- + École Élémentaire Glenmore Elementary
- + Watson Road Elementary

Shops + Services

- + Hyatt Place Kelowna
- + CEFA Early Learning Kelowna - Spallz
- + Spall Plaza
- + Interior Savings Credit Union
- + Petro Canada
- + Save on Foods
- + IGA Marketplace

LOCATION

1270 Glenmore Drive is directly across from Kelowna Golf & County Club on the West side of Glenmore Drive and a 3 min walk to the closest bus stop.

FOR MORE INFORMATION CONTACT

JEFF BROWN
jeff.brown@williamwright.ca
236.420.3558

VICTORIA MITCHELL
victoria.mitchell@williamwright.ca
236.420.3558