

**3259 St. Amand Road**  
Kelowna, BC V1Y 6C2

**CENTURY 21**  
Assurance Realty Ltd.

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**MLS# 10325585**



**\$2,888,000**

**2 Bedrooms | 2 Bathrooms | 2,800 Sqft**

Prime Development Opportunity! Unlock the full potential of this 0.59-acre property situated in a rapidly developing neighborhood. With four properties across the street already sold for townhouse developments, this site is perfect for investors looking to capitalize on a prime residential project. This property is ideally suited for a three-story townhouse development, offering an excellent investment opportunity. Backing onto 14 acres of farmland, future residents will enjoy a private and serene backdrop while benefiting from proximity to urban amenities, parks, schools, and public transit. It's a highly desirable location for young families and professionals alike. With a current rezoning application for MF2 townhouse zoning, the site is primed for development and can accommodate a well-planned project with ample parking, green spaces, and other amenities. Strong community growth is evident, with adjacent land developments already underway, signaling a thriving area poised for continued expansion. Additionally, the adjacent 0.34-acre property is available, bringing the total potential assembly to 0.93 acres (40,510 sq ft). This offers a rare opportunity to build confidently and strategically in one of the city's most promising growth areas. Don't miss out on this chance to position yourself for success.



**C21 Assurance Realty**  
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For full listing details, please scan:

