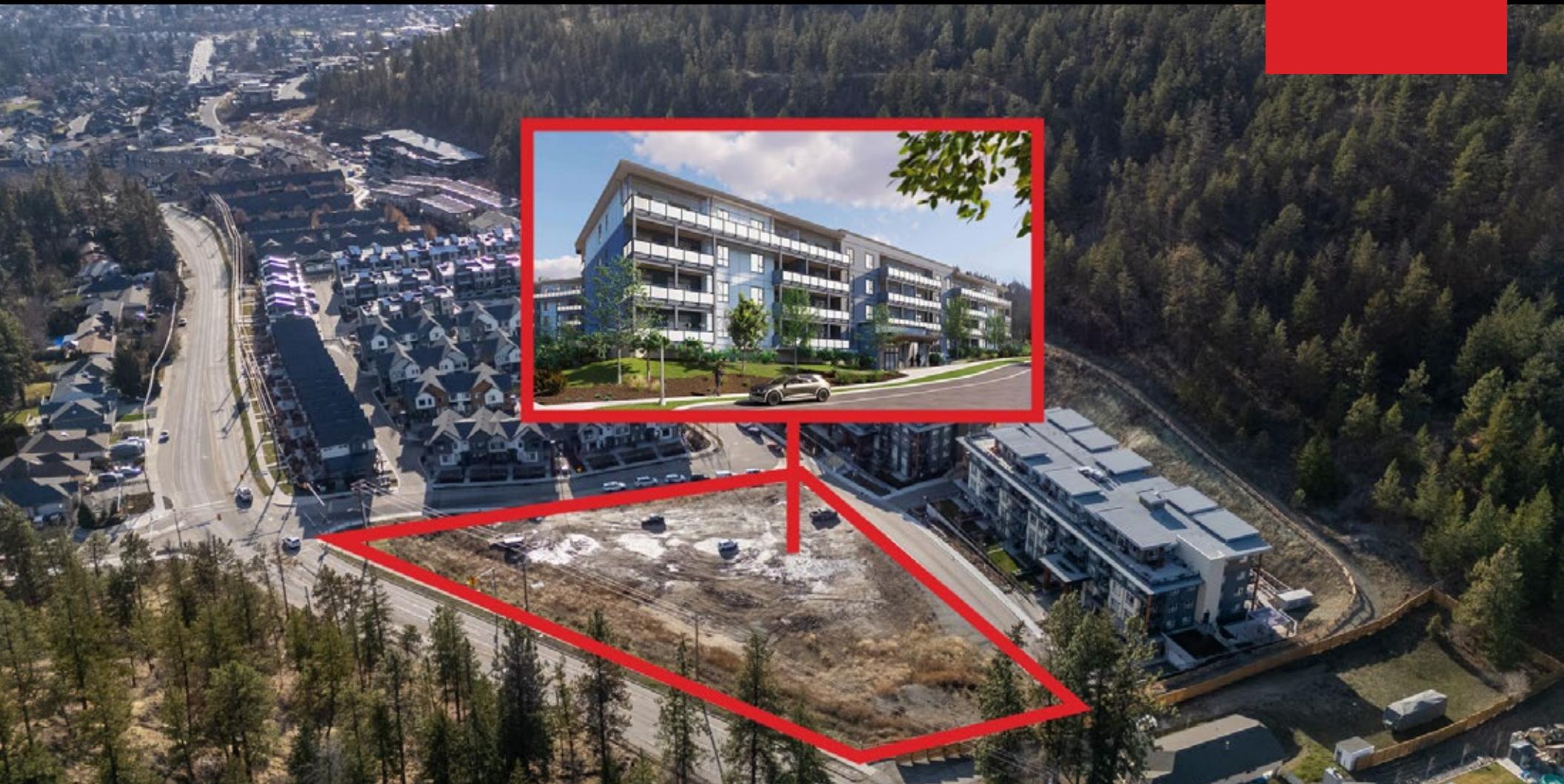


# 1402 CARA GLEN COURT, KELOWNA

## TURNKEY DEVELOPMENT OPPORTUNITY

FOR  
SALE



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DEVELOPMENT PERMIT IN PLACE FOR  
108 UNIT RENTAL DEVELOPMENT



FOR SALE

## 1402 CARA GLEN COURT

1402 Cara Glen Court presents a rare opportunity to acquire a fully entitled, purpose-built rental apartment development site in Kelowna's highly desirable Glenmore neighbourhood. The **1.69-acre property** is located just off Clifton Road at the base of Knox Mountain, offering **proximity to downtown Kelowna, schools, parks, and Landmark District**.

Zoning and Development Permit approvals are in place for a **108-unit rental apartment building** comprising approximately **78,485 square feet of net rentable area at a density of 1.1 FAR**. The site benefits from **MF3r zoning**, underground parking, completed geotechnical and environmental studies; significantly de-risking the development process. The property will be delivered graded flat, allowing a purchaser to move efficiently toward construction.

The price has been significantly reduced, making it one of the best purchase opportunities in the region. This offering represents a compelling opportunity to deliver residential housing in one of the most sought after locations in Kelowna.





## HIGHLIGHTS



Turnkey Development Opportunity



Development Permit In Place For 108 Unit Rental Development



Fantastic Location in Knox Mountain Village



Significantly Reduced Pricing

## SALIENT FACTS

### SIZE

+/- 1.69 acres (82,111 SF)

### ZONING

MF3r - Apartment Housing Rental Only

### FUTURE LAND USE

(OCP 2040): C-NHD Core Neighbourhood

### PID

031-159-125

### LEGAL DESCRIPTION

PLAN EPP100150 LOT 1 SECTION 31 TOWNSHIP 26

### PRICE

Contact Listing Agents





BLOCK A - NORTH ELEVATION



BLOCK A - SOUTH ELEVATION



# PROPOSED SITEPLAN

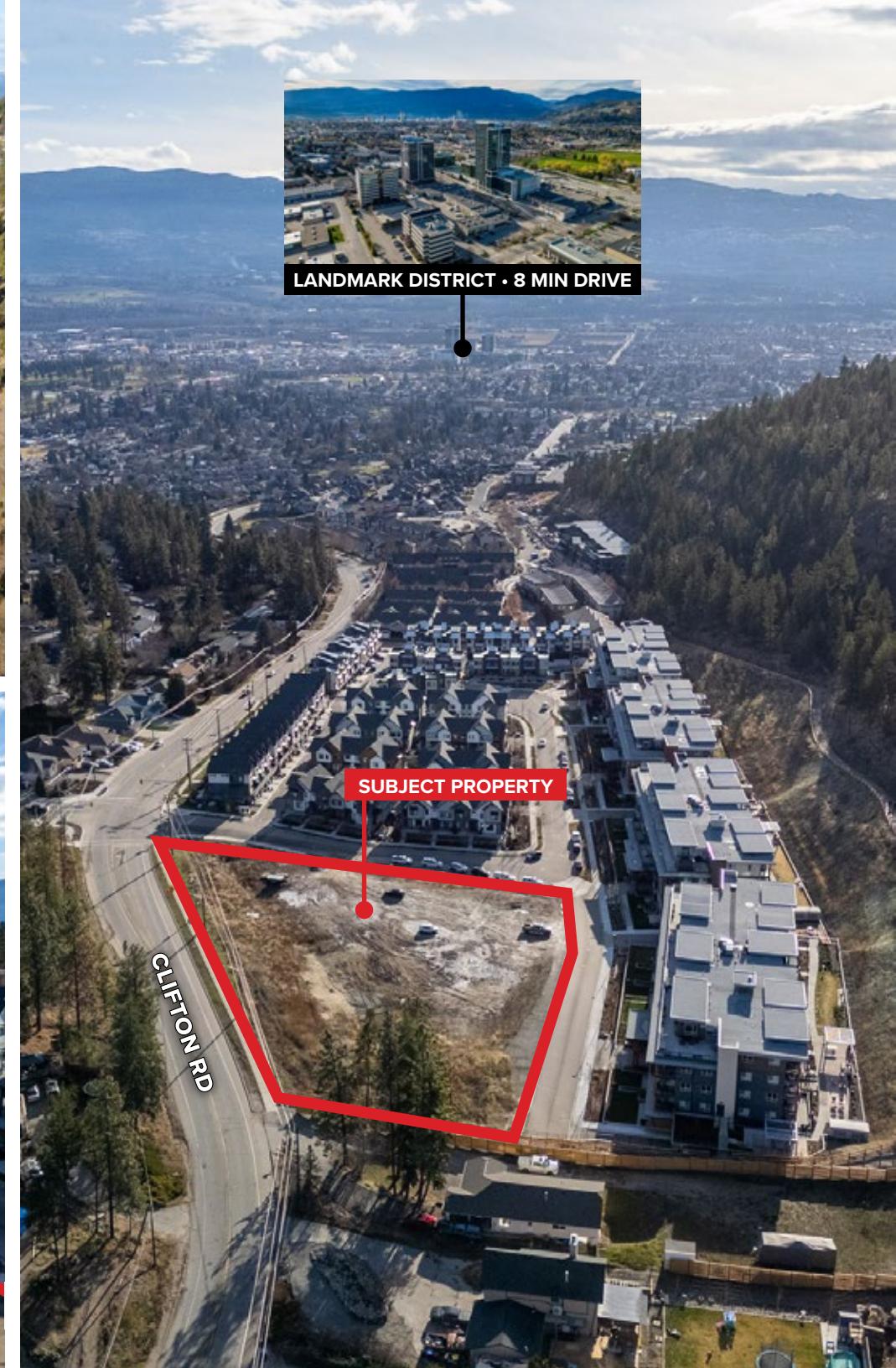
## BUILDING A

Gross Floor Area: 50,495 sqft

## BUILDING B

Gross Floor Area: 41,988 sqft



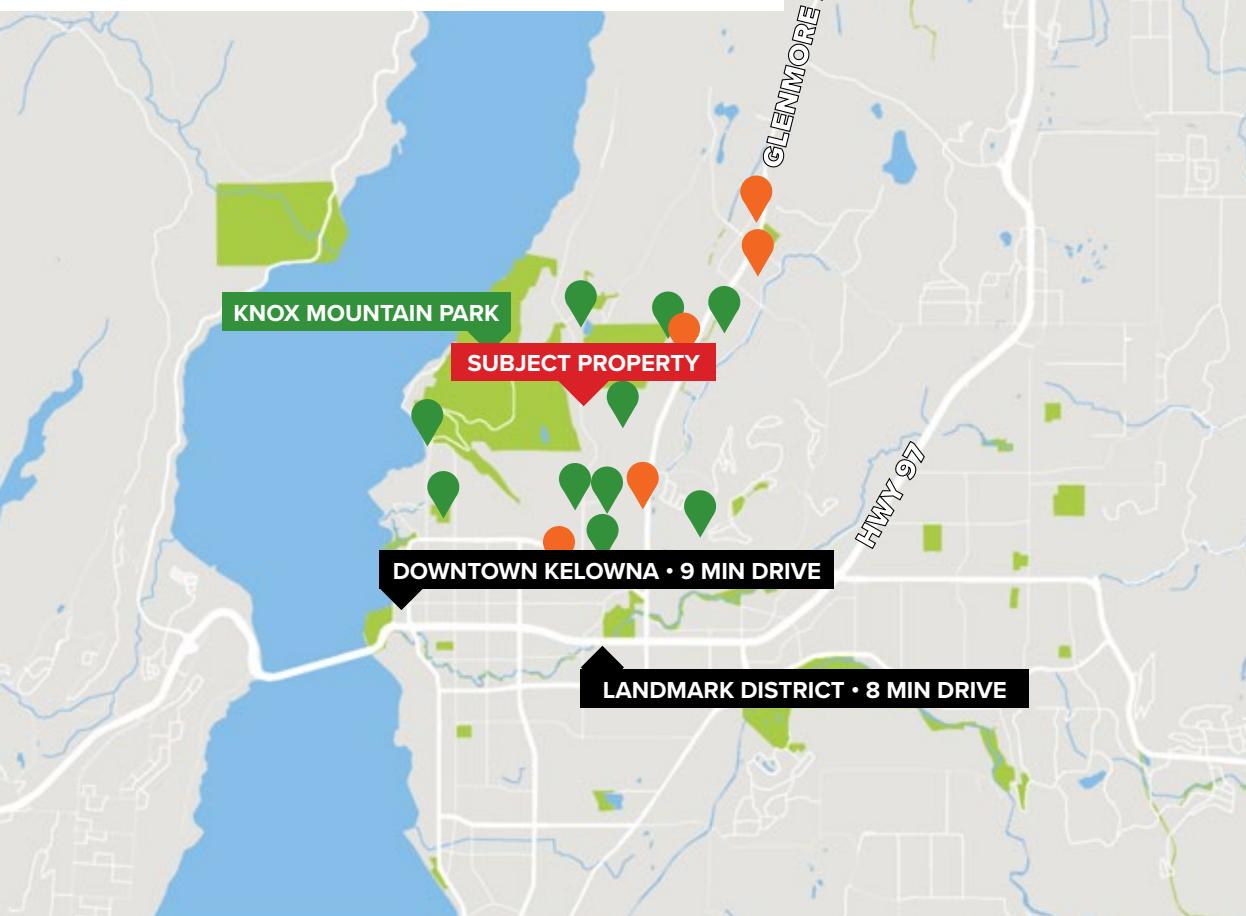


## Parks

Knox Mountain Park  
Ballou Park  
Blair Pond Park  
Hartwick Park  
Sonora Park  
Caro Park  
Matera Glen Park  
Sutherland Park  
Recreation Avenue Park  
Jack Robertson Memorial Park  
Redlich Pond Park  
Dilworth Mountain Park

## Schools

Watson Road Elementary  
École Élémentaire Glenmore Elementary School  
Bankhead Elementary School  
North Glenmore Elementary  
École Dr. Knox Middle School



## LOCATION

# KNOX MOUNTAIN VILLAGE

The site is located just outside of downtown Kelowna on Cara Glen Court which is just off of Clifton Road. The area is situated just minutes from schools, parks (including Knox Mountain), commercial amenities and provides a fantastic central location to a majority of Kelowna's major urban hubs.

## DEMOGRAPHICS



**153,385**

Kelowna Total Population (2024)



**256,944**

Central Okanagan Population (2024)



**383,000**

Est. Central Okanagan Population 2046



**\$85,000**

Avg. Household Income in Kelowna



**60,000/day**

Highway 97 Traffic Count



**34,365**

Business Count in Central Okanagan



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