

# 1402 CARA GLEN COURT, KELOWNA

## TURNKEY DEVELOPMENT OPPORTUNITY

FOR  
SALE



WILLIAM | WRIGHT



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**1.69 ACRES**  
(73,442 SF)



**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.





## SALIENT FACTS

### SIZE

+/- 1.69 acres (73,442 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

## HIGHLIGHTS



Turnkey Development  
Opportunity



Development Permit In Place For  
108 Unit Rental Development



Fantastic Location in Knox  
Mountain Village



Significantly  
Reduced Pricing





BLOCK A - NORTH ELEVATION



BLOCK A - SOUTH ELEVATION



# PROPOSED SITEPLAN

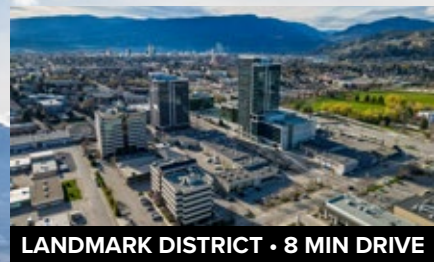
## BUILDING A

Gross Floor Area: 50,495 sqft

## BUILDING B

Gross Floor Area: 41,988 sqft



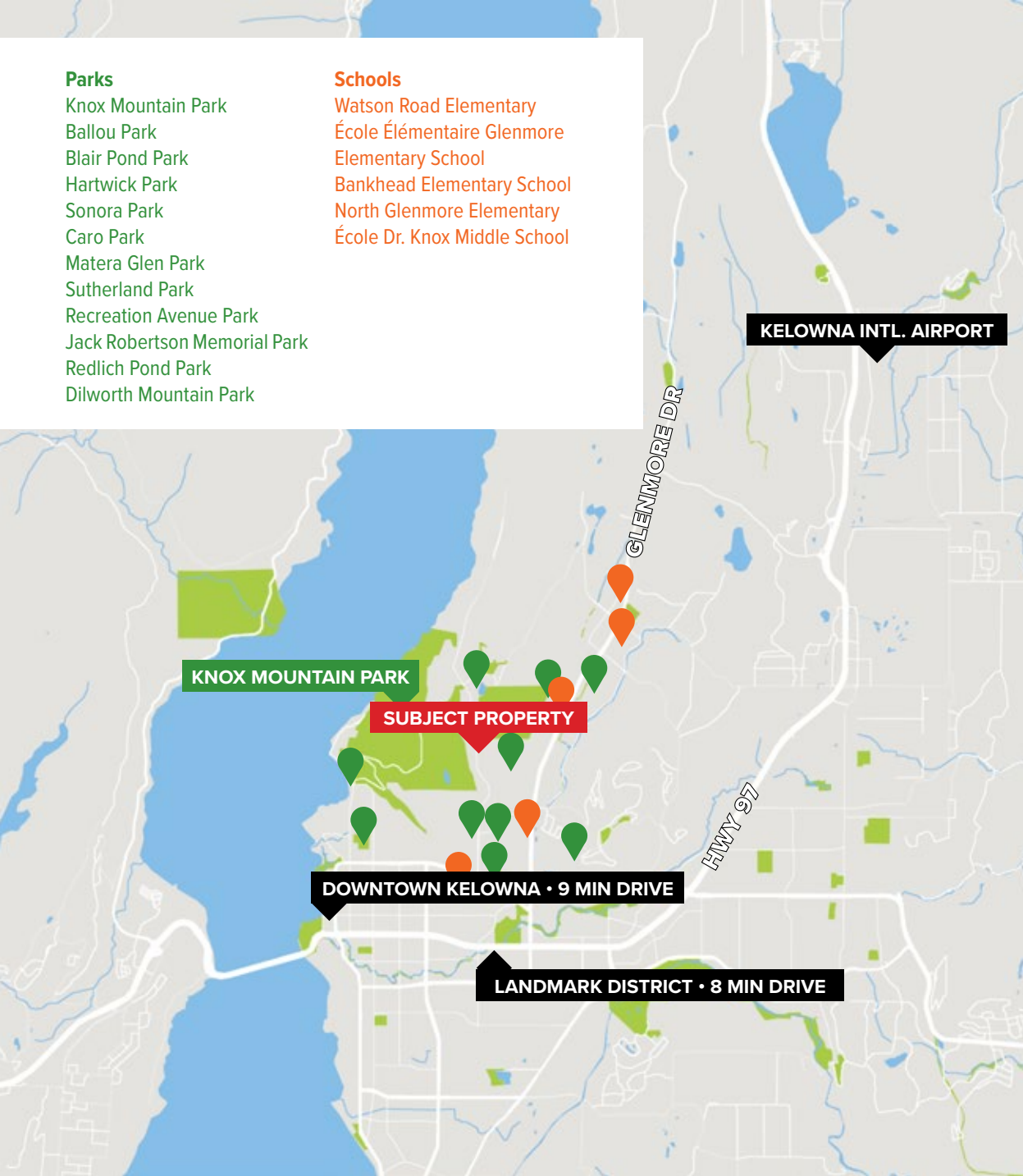


### Parks

- 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 Know 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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# For More Information Contact

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