



170.90 Acre Parcel

2040 GLENMORE ROAD N, KELOWNA, BC

Offered at CA \$6,250,000
Presented by Scott Marshall & Nav Sekhon
Personal Real Estate Corporation

KELOWNA

Valley Heights



Offered at CA \$6,250,000 | 170.90 Acres

This expansive 170.89-acre property offers a rare opportunity for future development, centrally located within Kelowna's urban limits (NOT located in the Agricultural Land Reserve). Currently zoned A2 agricultural, the property is positioned just West of the prestigious Wilden development and provides convenient access via Glenmore Road to the East. Adjacent to the Glenmore Dog Park, it features future potential for large-scale residential development through an Official Community Plan amendment and rezoning. With an estimated market value of \$15,450,000 based on a 2022 appraisal and a 2025 BC Assessment of \$12,838,000, this court-ordered sale presents significant upside.

Scott Marshall

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"This is an opportunity to secure a substantial piece of land with exceptional future potential in one of Kelowna's most desirable areas."

Scott Marshall



Property Features

- 170.89 Acres
- Centrally located in the Glenmore/Wilden area of Kelowna
- Not located in the ALR (Agricultural Land Reserve)
- Currently zoned agricultural (A2) within the city limits of Kelowna
- Current Official Community Plan Future Land use is "R-AGR -Rural -Agricultural & Resource"
- 2025 BC Assessment (as of July 12/2024) shows \$12,838,000, and an appraisal on file (2022) showed an estimated market value of \$15,450,000
- Court-ordered sale -All offers are subject to court approval and must include schedule "A"
- Property is sold as-is where-is with no warranties of any type; buyer to investigate and conduct their own due diligence

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Scan here for more details!

