



10114 Newene Road Lake Country British Columbia

\$850,000

Opportunity is knocking in the heart of Lake Country with this rare 0.60 acre property featuring C1 Town Centre Commercial zoning. Whether you're looking for a strategic location for your business or an investor exploring future development potential, this property offers flexibility that is increasingly difficult to find. C1 zoning allows for a wide variety of commercial & mixed-use possibilities including retail, professional offices, restaurants, cafes, personal service businesses, medical clinics, and more. It also opens the door for mixed-use development, allowing residential units above commercial space, a format that supports Lake Country's vision of vibrant, walkable town centres. The existing 3 bedroom, 2 bathroom home offers nearly 2,000 square feet of living space, making it possible to occupy while you plan your long term vision. A large shop on the property adds valuable space for storage, workspace, or further enhancing the property's versatility. With a generous lot size, central location bordering neighbouring agricultural land, and flexible commercial zoning, the possibilities extend far beyond a typical residential holding. Operate a business, develop a mixed use project, hold as a strategic investment, or create a live work setup in one of Lake Country's growing commercial corridors. Opportunities with this level of zoning and land size rarely come available in Lake Country. Explore the potential and imagine how this property could work for you. (id:6769)

Listing Presented By:

Originally Listed by:
Vantage West Realty Inc.


Royal

LePage
#4002 - 2271 Harvey Ave ,
Kelowna, BC,
Phone: (250) 860-1100
lorneayers@royallepage.ca

- | | |
|---------------------------|----------------------------|
| Other 3'11" x 7'0" | Foyer 7'8" x 26'7" |
| Storage 8'9" x 13'0" | Living room 23'7" x 11'9" |
| Den 11'8" x 14'6" | Dining nook 11'5" x 9'4" |
| Storage 11'1" x 5'5" | Dining room 12'2" x 19'10" |
| Family room 11'1" x 27'2" | Kitchen 11'1" x 12'9" |

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademark Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

