



## 2489 Main Street West Kelowna British Columbia

\$1,999,000

Outstanding opportunity to acquire a .365-acre commercial property on Main Street in the heart of the Westbank Commercial Core. The property is flat, rectangular in shape, has about 90 FT of prime frontage along the Highway 97/Main St corridor and has a depth of about 180 FT. There is a stand-alone, multi-unit commercial building on the street-front of approximately 4,012 SF. This is an ideal opportunity for an owner-occupier, one who have interest in occupying a unit while holding onto a tenant to add a component of income to the purchasing equation. Paved parking area to the side and rear of the building. Zoned C1 - Medium Density Commercial Zone allowing a wide variety of primary uses. There is redevelopment potential with a current FAR of .25, while C1 zoning allows a FAR of 1.5, a maximum height of up to 4 storeys and a site coverage of 100%. West Kelowna has established plans for the revitalization of Westbank's commercial core making this property a good candidate for potential redevelopment or assembly with neighbouring properties. (id:6769)

Listing Presented By:



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REMAX Kelowna

<https://www.commercialbc.com/>



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