



## 251 Harvey Avenue Kelowna British Columbia

\$5,998,000

ONE OF KIND INVESTMENT/DEVELOPMENT OPPORTUNITY IN THE HEART OF THE OKANAGAN VALLEY!

Rarely offered with this substantial potential, 251 Harvey Ave is strategically located at the entrance of the City and is a central component to unlock the potential to create...."THE GATEWAY TO KELOWNA"! The property offers a well-maintained 6,000 sqft office building (C21 business NOT for sale) and sits on .55 acres. This prime lot will unlock the potential a large development statement piece situated in the heart of the Valley.

Fronting the main corridor highway, this high exposure site is only steps to the vibrant downtown core with its trendy shops and dining, and of course, the jewel of the area - the famous Okanagan Lake. The City of Kelowna and zoning supports a multitude of development opportunities including a hotel, high end condos or rentals, or a mix of both with commercial components. The listed property, 251 Harvey Ave, sits smack dab in the center of this impressive spot and would offer a buyer an attractive leaseback of \$242,200 annually. As a standalone investment for future income/holding property, or part of this rare development opportunity - DO NOT LET THIS ONE PASS BY, THIS IS THE ONE! Please contact the listing agents for further information. (id:6769)

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd



Royal

**LePage**

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