



3576 Old Okanagan Highway West Kelowna British Columbia

\$699,000

PRIME DEVELOPMENT & INVESTMENT OPPORTUNITY IN WESTBANK URBAN CENTRE! Located in the heart of the Westbank Urban Centre - Commercial Core (Area B), this strategically positioned property offers exceptional future redevelopment potential in one of West Kelowna's fastest-growing corridors. The 0.172-acre (696.06 sq. m.) site is currently zoned RC1 (Compact Residential) and designated WUC-CC (Westbank Urban Centre - Commercial Core) under the Official Community Plan. Proposed OCP policies support the potential for mixed-use development up to 15 storeys, making this an attractive opportunity for developers and investors seeking future density and urban growth potential. The property also features convenient back lane access, a large detached shop, and a layout that may be well-suited for future infill opportunities, including a potential 4-plex development subject to municipal approvals. In the meantime, the property serves as an excellent holding property, featuring three-bedroom, one-bathroom home generating cash flow while planning for future redevelopment. Situated along a high-traffic corridor with excellent exposure and accessibility, the property is surrounded by ongoing growth and future development. Conveniently located near schools, shopping, restaurants, public transit, golf courses, Superstore, and the Johnson Bentley Memorial Aquatic Centre. (id:6769)

Bedroom 16'1" x 9'3"

Bedroom 9'11" x 9'9"

4pc Bathroom 7'2" x 7'11"

Laundry room 16'0" x 12'9"

Primary Bedroom 12'1" x 10'6"

Dining room 10'2" x 10'8"

Kitchen 15'5" x 5'5"

Living room 16'0" x 12'9"

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