



## 3595 ELLIOTT RD Road West Kelowna British Columbia

\$1,599,999

Extremely rare opportunity to purchase a LIVE & WORK Development Permit Approved project in West Kelowna's Urban Centre. This approved DP is for a 3-storey development, featuring 6 townhomes with work/retail/commercial space on the main level and residential units above. This unique project has been thoughtfully crafted to optimize the existing lot and design, and is perfectly positioned for the Urban Centre neighbourhood. The location is surrounded by coveted retail space in a vibrant neighborhood that welcomes development. It offers proximity to parks, green spaces, boutiques, and easy access for transit users, pedestrians, cyclists, and vehicle traffic. This shovel-ready project is conveniently located near major thoroughfares like Highway 97. The DP-ready design includes 3-bedroom, 3.5-bathroom townhomes with retail space on the main level and 12 parking stalls. The unit sizes, ranging from 1,744 to 1,751 SF, are ideal for the target market. JOINT VENTURE: The seller would consider a joint venture offer with 50% share contribution. (id:6769)

Listing Presented By:



Originally Listed by:  
Realtymonx



Royal

**LePage**

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca