



3570 Old Okanagan Highway West Kelowna British Columbia

\$720,000

An Investment that makes sense. Potential very high density. Buy and hold with existing residential and business space. New Zoning allows up to 5.1 FAR and 15 Stories with density bonusing!! Looking for a strategic development site or holding property with serious upside? Commercial Core (Area B) under the city's bold 2040 OCP. The home is rentable. The jewel here is the business space. This space is perfect for two massage therapists, accountant's office, hairdresser, etc. This area is envisioned as a vibrant, high-density hub designed to bring together retail, office, residential, and public spaces in one dynamic neighbourhood. Flexible, forward-thinking land use including commercial (office/retail), mixed-use buildings, institutional projects, and live-work spaces with a strong emphasis on urban energy and walkability. Potential for land assembly with adjacent properties may also be available. Ideal for developers with a vision to shape a growing community. Invest now with unique rental income. Buyers are advised to complete their own due diligence regarding zoning, height, and density regulations. (id:6769)

3pc Bathroom 12'3" x 5'10"
Bedroom 14'1" x 12'6"
Bedroom 14'5" x 13'9"
Bedroom 12'4" x 9'7"
Storage 10'7" x 9'2"
Other 10'7" x 9'8"

Office 17'9" x 6'5"
2pc Bathroom 8'1" x 6'1"
Dining room 14'3" x 12'1"
Primary Bedroom 10'7" x 10'3"
Living room 20'0" x 12'3"
Kitchen 14'4" x 13'1"

Listing Presented By:



Originally Listed by:
Royal LePage Kelowna

[https://rebeccaaitken.royalpage.c
a/](https://rebeccaaitken.royalpage.ca/)

RE/MAX Kelowna

RE/MAX Kelowna

100-1553 Harvey Avenue ,
Kelowna, BC, V1Y 6G1

Phone: 250-870-6145
dallas@remaxkelowna.com

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 trademarks MLS®, 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.