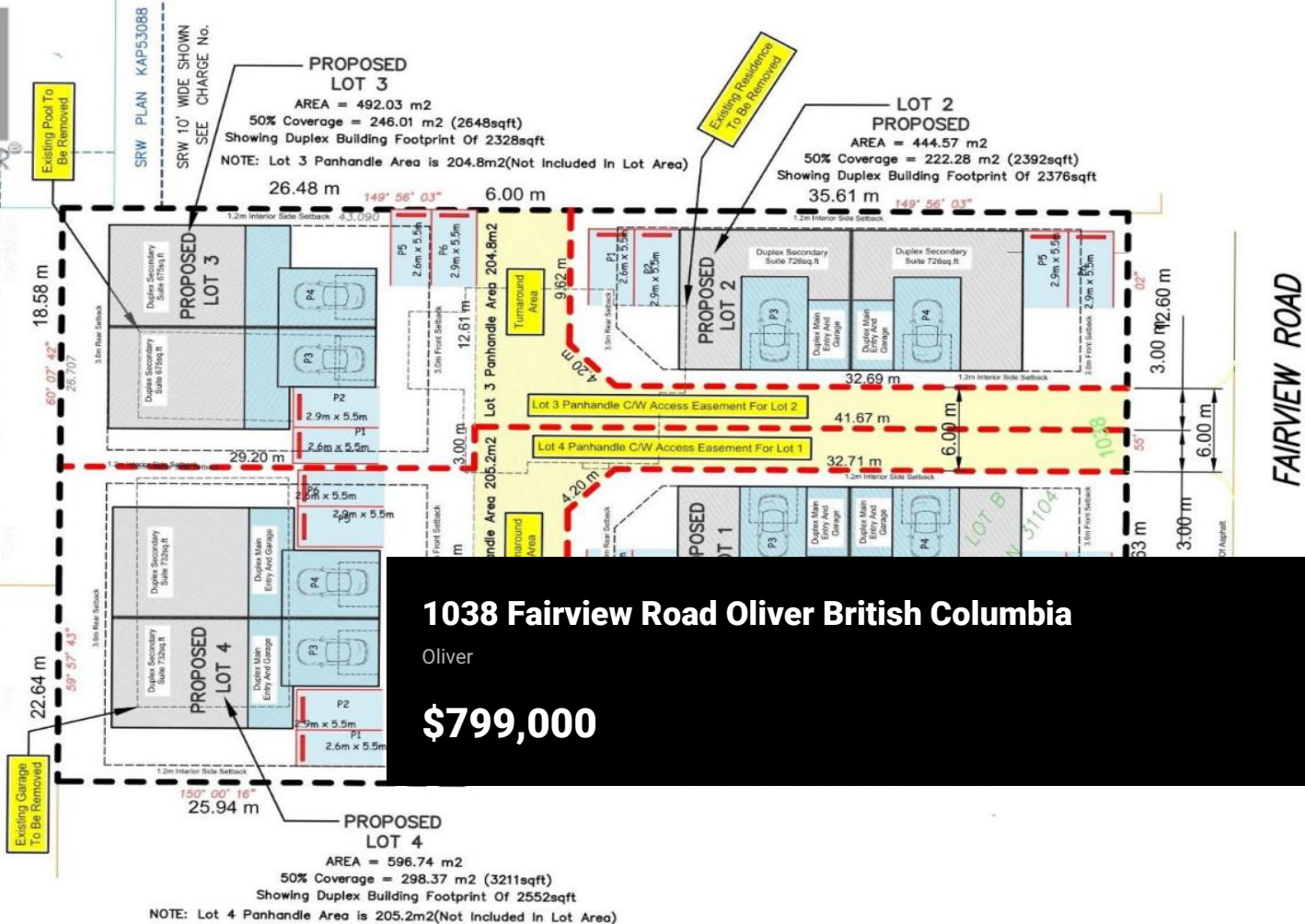




Attention Developers! Currently in the pre-approval stage for a proposed 4-lot subdivision. In the heart of Oliver, this rare 0.59-acre property presents one of the South Okanagan's most attractive small-scale development opportunities. Flat, usable, and ideally located directly across from vineyards and orchards with beautiful mountain views, the property combines strong redevelopment potential with an increasingly hard-to-find in-town location within walking distance to everyday amenities. The vision for the property allows for up to 4 dwelling units per parcel, creating the potential for a 16-door residential development in one of the Okanagan's fastest-growing communities. Preliminary planning discussions and concept work suggest strong suitability for duplexes with secondary suites. The site is fully serviced to the lot line. For builders, developers, and investors looking for an attainable entry into the South Okanagan land market, opportunities like this are becoming increasingly rare. Seller is open to creative purchase options (Trades, retained equity, JV partnership) Buyer to verify subdivision potential, density, servicing requirements, and development plans with the Town of Oliver. Property being sold "As-Is Where Is" (id:6769)

Ken Aitkens

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