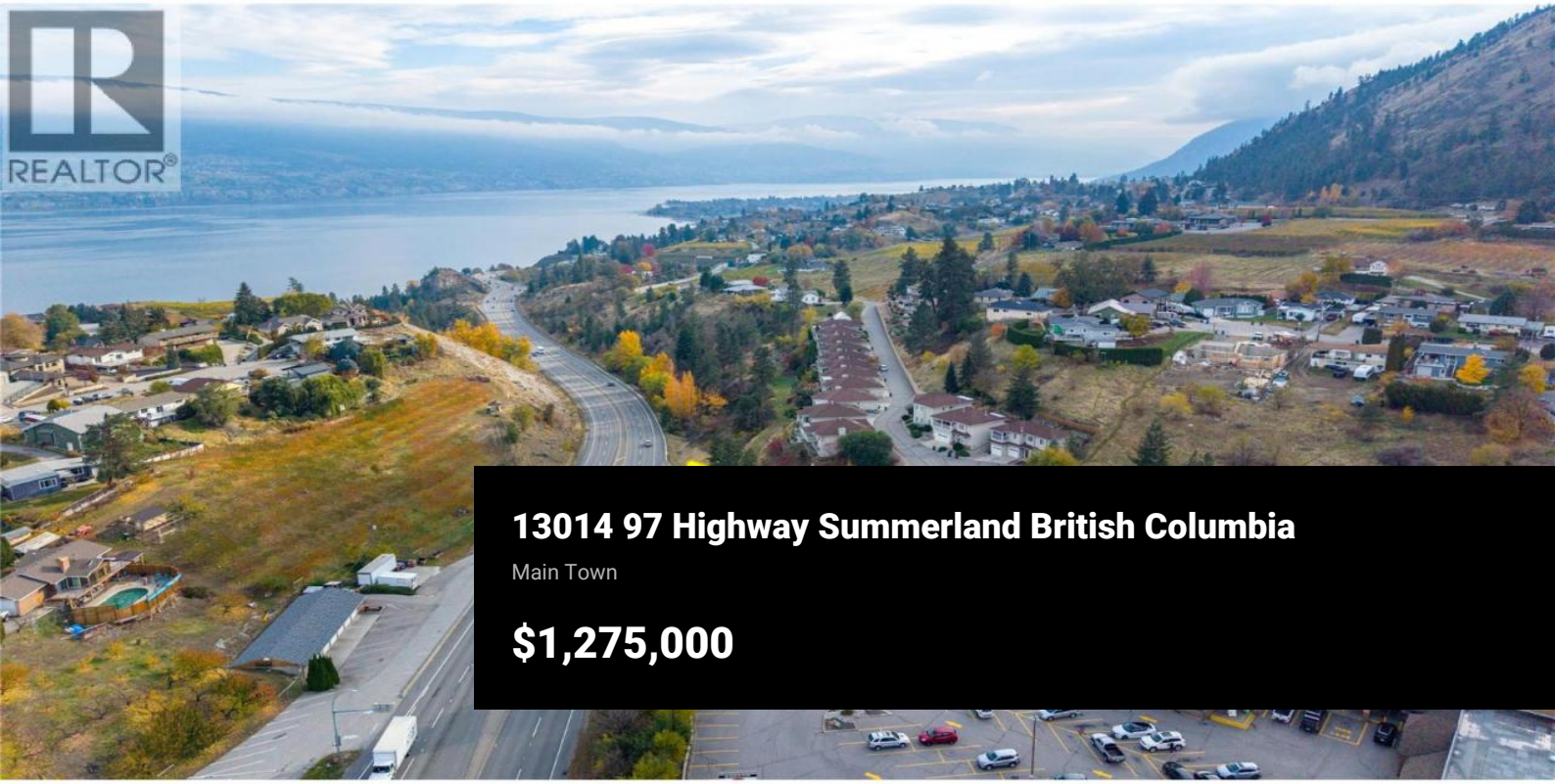


13014 97 Highway Summerland British Columbia

Main Town

$1,275,000













Prime development opportunity at 13014 Hwy 97, Summerland! This 0.79 Acre highway-fronting parcel offers excellent visibility and is ideally located next to a thriving retail hub including IGA, Dairy Queen, Summerland Liquor, RBC Bank, Dollarama and more! The property features an older but well-maintained home and detached workshop/garage in good condition, making it an excellent holding property while future development plans are finalized. Currently zoned RU2, the lot presents strong potential for multi-family housing development. Adding to its appeal, the OCP designation for this parcel is Gateway Commercial -- the same designation as the neighbouring IGA -- significantly increasing the likelihood of successful rezoning to a commercial classification such as CB1, CB2, or MX1. This parcel is well-positioned for rezoning approval given its alignment with the municipality's future land-use vision and its proximity to existing commercial zoning. Whether pursuing multi-family residential construction under current zoning or exploring commercial redevelopment down the road, this is a rare opportunity to secure a strategic, income-producing property with multiple paths to maximize long-term value in growing Summerland! (id:6769)

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