



## 1584 Highway 33 Other Kelowna British Columbia

Black Mountain

**\$1,950,000**



Prime Development Opportunity! Seize this rare chance to own half an acre of high-exposure property at the corner of Highway 33 and Loseth Drive, the eastern gateway into Kelowna. With unmatched visibility and direct access to one of the city's fastest-growing communities, this property is perfectly positioned for future growth. Located directly across from the massive new residential and commercial development in Black Mountain, this site offers tremendous potential. Currently zoned RU1, the property can be subdivided, with each lot eligible for up to four units. Buyers are to perform their due diligence regarding zoning and development options. Multiple pathways for value: Hold for income with existing tenants in both the upper and lower suites. Utilize the three-bay garage (24' deep x 36' wide) for office, storage, or business (I vote golf simulator) purposes. Redevelop and capitalize on the booming surrounding area. With high traffic counts, strategic positioning, and future growth all around, properties like this rarely come to market. Whether you're an investor, developer, or business owner, this is an opportunity you don't want to miss. Showings by appointment only with an accepted offer. (id:6769)

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