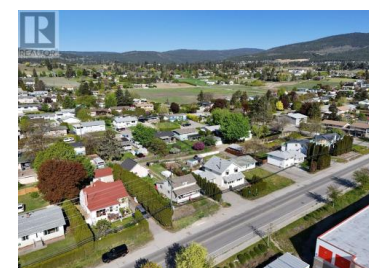
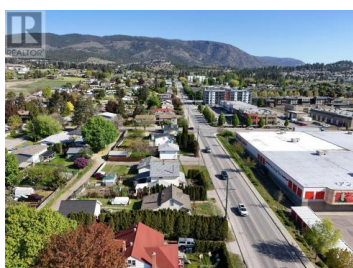
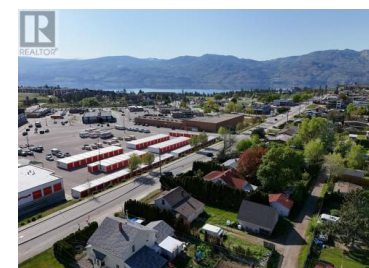




3576 Old Okanagan Highway West Kelowna British Columbia

Westbank Centre

\$988,888



PRIME DEVELOPMENT: Opportunity in Westbank Urban Centre - Commercial Core (Area B) **ATTENTION:** Developers & Investors -- secure a pivotal property in the rapidly evolving Westbank Urban Centre - Commercial Core Area B, recently designated under the new Official Community Plan (OCP). This well-located lot offers outstanding future potential in one of West Kelowna's most strategic growth areas. **FUTURE LAND USE:** This 0.172-acre (696.06 sqm) site is currently zoned RC1 (Compact Residential) with an OCP designation of WUC-CC (Westbank Urban Centre - Commercial Core). Proposed OCP updates suggest potential for mixed-use development up to 15 storeys -- ideal for developers targeting density and urban integration. **RENT:** The existing three-bedroom, one-bathroom home is well maintained and generates \$2,500/month in rental income, making it a strong holding property while you plan redevelopment. **HIGHLIGHTS:** Prime location close to schools, restaurants, transit, golf, Superstore & Johnson Bentley Rec Centre Strong rental income in place: \$2,500/month + Utilities Potential for high-rise, mixed-use development under new OCP guidelines Buyer to verify development potential as zoning and density bylaws are being finalized **SECURE** your position in West Kelowna's future growth core today. (id:6769)

Clifford May

Realty One Real Estate Ltd

Phone: (250) 258-4343

<http://www.calendly.com/cliffordmay>

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RE/MAX Kelowna
100-1553 Harvey Avenue
Kelowna, BC,
Canada

