



10114 Newene Road Lake Country British Columbia

\$800,000

Opportunity is knocking in the heart of Lake Country with this rare 0.60 acre property featuring C1 Town Centre Commercial zoning, offering exceptional long-term redevelopment potential. Positioned within one of Lake Country's evolving commercial corridors, the property stands to benefit from a recently approved commercial development directly across the road, consisting of four commercial buildings with a grocery store anticipated as the primary anchor tenant. C1 zoning permits a wide variety of commercial and mixed-use opportunities, including retail, professional offices, restaurants, cafés, medical clinics, personal services, and residential units above commercial space. As Lake Country continues to grow, opportunities with this level of flexibility are becoming increasingly scarce. The existing 3 bedroom plus den, 2 bathroom rancher with basement offers approximately 2,636 sq.ft. of living space and is situated toward one side of the property, creating additional flexibility for future site planning and redevelopment potential. A detached shop, ample parking, and RV access further enhance the property's functionality in the meantime. Bordering ALR lands while remaining centrally located near existing and future amenities, this property offers a unique combination of present day utility and long term upside. Hold as an investment, operate a business, pursue redevelopment, or create a live/work environment in one of Lake Country's emerging commercial hubs. (id:6769)

- Storage 7'8" x 13'7"
- Recreation room 31'7" x 11'7"
- 3pc Bathroom 11'8" x 4'10"
- Bedroom 11'8" x 4'10"
- Family room 11'1" x 27'2"
- Storage 11'1" x 5'5"
- Den 11'8" x 14'6"
- Storage 9'0" x 15'0"
- Primary Bedroom 11'8" x 14'10"
- Bedroom 11'7" x 10'7"
- 3pc Bathroom 8'1" x 6'0"
- Kitchen 11'1" x 12'9"
- Dining room 12'2" x 19'10"
- Dining nook 11'5" x 9'4"
- Living room 23'7" x 11'9"
- Foyer 13'11" x 9'7"

Listing Presented By:



Originally Listed by:
Vantage West Realty Inc.

stilhavn
REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,
Phone: (250) 878-3877
Shannon@MarkAndShannon.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 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.

