



# 11506 Turtle Bay Court Lake Country British Columbia

\$1,999,900

DEVELOPMENT OPPORTUNITY! Boutique Hotel Site for sale, fully re-zoned C9A Tourist Commercial. Feasibility study and renderings available for a 4-storey, 28 unit building. Plans include seven 430 sqft studio units, eight 550 sqft 1 bedroom units, and fifteen 800 sqft 2 bedroom units, with 28 open parking stalls. There is a possibility to add an additional 2-storeys with a variance and some design modifications. This large 0.62 flat lot offers approximately 110' frontage on Turtle Bay Court, 100' frontage on Seymour Road, and 253' frontage on Woodsdale Road, a main corridor in Lake Country. Currently situated on site is a 2,528 sqft, 5 bedroom, 4 bathroom, 1994 home with an included 2 bedroom legal suite. There are very few hotel/short term options in this fast-growing area. Lake Country is perfectly positioned near Wood and Kal Lakes and with convenient access to Kelowna Airport, UBCO and a gateway to both the North and Central Okanagan. With a planned senior care facility next door and extensive multi-family development in the neighbourhood, this area is poised to see rapid growth, which should provide good support to this project. Further "Principal Uses" include: breweries and distilleries, food establishments, liquor stores, hotels or motels, indoor participant recreation services, spectator entertainment establishments. "Secondary Uses" include: offices, personal service establishments, residential security operations, and retail or convenience stores. (id:6769)

Primary Bedroom 15'1" x 11'1"

Living room 14'6" x 12'10"

Kitchen 10'3" x 12'4"

Dining room 9'5" x 12'11"

Dining room 13'3" x 10'5"

Bedroom 15'2" x 8'9"

Bedroom 11'8" x 9'1"

5pc Bathroom 11'8" x 7'6"

Utility room 5'11" x 6'6"

Primary Bedroom 15'0" x 11'9"

Kitchen 12'1" x 12'10"

Dining room 11'9" x 12'0"

Bedroom 11'4" x 8'7"

4pc Bathroom 11'2" x 7'10"

3pc Ensuite bath 5'0" x 6'8"

Living room 15'0" x 12'0"

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Ltd.

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
Shannon@MarkAndShannon.com

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