



2405 Bering Road West Kelowna British Columbia

\$2,650,000

Offering a rare investment opportunity in a prime location in West Kelowna. The 2405 Bering Road site is ready for a builder/ developer or investor to realize its re-development potential. Uniquely, it is the only lot in the vicinity zoned R4 medium density, multi family, and comes with a Geotechnical assessment in place. In January 2024, the City of West Kelowna approved a Development Permit for a 14-unit townhome project on this site. Although the project was not pursued by the current owner, this recent approval underscores the lot's development readiness and potential. This corner lot offers .37 of an acre (16117 SF) and provides 39m of frontage on Old Okanagan Highway with accesses off of Bering Road and a city owned laneway at the back. Current property use includes: Main House + Carriage Home, both vacant. Situated on a corner lot opposite a commercial center, this property offers excellent exposure and convenience, being just a minute north of Highway 97. Designated as Westbank Urban Center - Core Commercial in the Official Community Plan, this property is ideally situated for a commercial, mixed-use or townhome development opportunity. The OCP designation allows for up to 15 stories, with rezoning to a Custom Development zone. Contact Erika Kretchmer at 778-594-5444 today for more information about this exciting opportunity! (id:6769)

Listing Presented By:



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<http://www.erikakretchmer.ca/>

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