



## 2405 Bering Road West Kelowna British Columbia

\$2,173,000

Discover a rare investment opportunity in the heart of West Kelowna! The 2405 Bering Road site is prime for a builder developer, maximize its potential. ? This corner lot is 0.37 acres (16,117 SF) with 39 meters of frontage on Old Okanagan Highway, at Bering Road with city-owned laneway at the back. Currently, the property includes a main house (Former Inn and B&B) and a carriage home. Located opposite an anchored commercial center, this property offers excellent exposure and convenience, just one block north of Highway 97.

Designated as Westbank Urban Center - Core Commercial in the Official Community Plan, it is ideally suited for commercial, mixed-use, or townhome development. The OCP designation allows for up to 15 stories, with the potential for rezoning to a Custom Development Zone. Assembly of neighboring properties possible. (id:6769)

Listing Presented By:



Originally Listed by:  
NAI Commercial Okanagan Ltd.

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

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