



## 3156 Woodsdale Road Lake Country British Columbia

\$698,000

**\*\*Prime Mixed-Use Development Opportunity - Woodsdale Corridor\*\*** Strategic land assembly located along the highly desirable Woodsdale Corridor, offering approximately 100 ft of frontage on Woodsdale Road, ~170 ft on Rogers Road, and a laneway extending ~190 ft, providing excellent access, exposure, and site design flexibility. Designated Future Mixed-Use Commercial under the OCP (buyer to verify), this assembly presents strong potential for rezoning and redevelopment, ideal for residential units with ground-floor commercial. The assembly includes three properties totaling approximately 0.62 acres: o 3144 Woodsdale Rd - 0.14 acres, 2 bed / 1 bath, 963 sq ft (tenanted) o 3156 Woodsdale Rd - 0.14 acres, 2 bed / 1 bath, 976 sq ft o 11518 Rogers Rd - 0.34 acres, registered mobile home, 3 bed / 2 bath, 1,230 sq ft All properties are on sewer with water at the lot line. Existing dwellings are in fair condition, providing holding income while pursuing rezoning and development approvals. Located steps to beach access off Rogers Road, parks, restaurants, and local amenities--an ideal setting for an amenity-rich, high-demand mixed-use project. Sale must include 3144 Woodsdale Road and 11518 Rogers Road (id:6769)

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

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