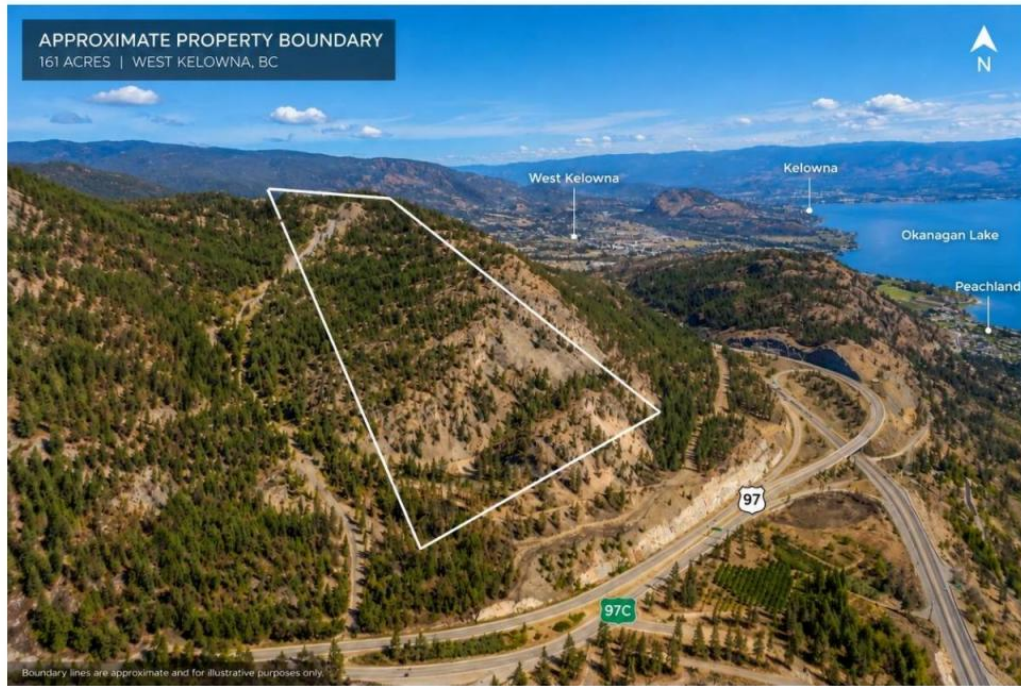




3250 97 Highway West Kelowna British Columbia

\$5,000,000

161 Acres | Strategic Development Opportunity | West Kelowna Exceptional opportunity to acquire approximately 161 contiguous acres in West Kelowna, offering a substantial landholding in one of British Columbia's most desirable and rapidly evolving regions. The property enjoys impressive views of Okanagan Lake and the surrounding valley, adding another dimension to its long-term development potential. Strategically located along the Highway 97 corridor, the property offers convenient proximity to West Kelowna, Peachland and Kelowna, with access to the amenities, services and economic activity of the Central Okanagan. The property has been the subject of ongoing planning discussions related to future development and access. A proposal was submitted to the City of West Kelowna in February 2024 for consideration within the OCP 2040 and Connect West Kelowna Transportation Master Plan processes. Potential future road access remains under consideration by the City. With approximately 161 acres under one ownership group, this rare offering provides significant flexibility for a purchaser to investigate multiple long-term development opportunities, including potential employment, light industrial/business park or other uses, subject to access, servicing, rezoning and municipal approvals. An exceptional opportunity for developers, investors and land-bank purchasers seeking a strategic holding with outstanding Okanagan Lake views in the heart of the Central Okanagan. (id:6769)

Listing Presented By:



Originally Listed by:
Royal LePage Kelowna

stilhavn
REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

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