



3576 Old Okanagan Highway West Kelowna British Columbia

\$988,888

PRIME DEVELOPMENT: Opportunity in Westbank Urban Centre - Commercial Core (Area B) **ATTENTION:** Developers & Investors – secure a pivotal property in the rapidly evolving Westbank Urban Centre - Commercial Core Area B, recently designated under the new Official Community Plan (OCP). This well-located lot offers outstanding future potential in one of West Kelowna's most strategic growth areas. **FUTURE LAND USE:** This 0.172-acre (696.06 sqm) site is currently zoned RC1 (Compact Residential) with an OCP designation of WUC-CC (Westbank Urban Centre - Commercial Core). Proposed OCP updates suggest potential for mixed-use development up to 15 storeys -- ideal for developers targeting density and urban integration. **RENT:** The existing three-bedroom, one-bathroom home is well maintained and generates \$2,500/month in rental income, making it a strong holding property while you plan redevelopment. **HIGHLIGHTS:** Prime location close to schools, restaurants, transit, golf, Superstore & Johnson Bentley Rec Centre Strong rental income in place: \$2,500/month + Utilities Potential for high-rise, mixed-use development under new OCP guidelines Buyer to verify development potential as zoning and density bylaws are being finalized **SECURE** your position in West Kelowna's future growth core today. (id:6769)

Bedroom 16'1" x 9'3"
Bedroom 9'11" x 9'9"
4pc Bathroom 7'2" x 7'11"
Laundry room 16'0" x 12'9"

Primary Bedroom 12'1" x 10'6"
Dining room 10'2" x 10'8"
Kitchen 15'5" x 5'5"
Living room 16'0" x 12'9"

Listing Presented By:



Originally Listed by:
Realty One Real Estate Ltd

http://www.calendly.com/cliffordmay_

stilhavn
REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.