



11518 Rogers Road 1 Lake Country British Columbia

\$999,000

\*\*Prime Land Assembly Opportunity - Woodsdale Corridor, Lake Country\*\* One of three adjacent properties offering approximately 100 ft frontage on Woodsdale Road, 170 ft on Rogers Road, plus a laneway extending ~190 ft, creating a highly flexible site for redevelopment. The City of Lake Country is very pro-development, actively working with developers to advance mixed-use and residential projects in this area. Designated Future Mixed-Use Commercial (OCP), this assembly presents an exceptional opportunity for rezoning and redevelopment, ideal for residential units with ground-floor commercial space. The assembly includes: 3144 Woodsdale Rd - 0.14 acres, 2 beds, 1 bath, 963 sq ft (tenanted) 3156 Woodsdale Rd - 0.14 acres, 2 beds, 1 bath, 976 sq ft 11518 Rogers Rd - 0.34 acres, registered mobile home, 3 beds, 2 baths, 1,230 sq ft Combined, the site totals 0.62 acres with full sewer access and water at the lot line. Existing homes are in fair condition, providing holding income while planning redevelopment. Located just steps from beach access off Rogers Road, parks, restaurants, and amenities, this assembly offers high-visibility, centrally located development potential in a community that supports growth. Sale must include all three properties: 3144 Woodsdale Rd (MLS® 10342667), 3156 Woodsdale Rd (MLS® 10342668), and 11518 Rogers Rd (MLS® 10342670).

**Listing Presented By:**



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