



10114 Newene Road Lake Country British Columbia

\$799,000

Opportunity meets long term potential in the heart of Lake Country with this rare 0.60 acre property, strategically positioned within an evolving commercial corridor & zoned C1 Town Centre Commercial. Located directly across from a newly approved commercial development featuring four commercial buildings, with a grocery store anticipated as the primary anchor tenant, this property is well positioned to benefit from the continued growth of the surrounding area. The C1 zoning offers a diverse range of commercial & mixed use possibilities, including retail, professional offices, restaurants, cafes, medical services, personal services & residential uses above commercial space. With Lake Country continuing to grow, properties offering this combination of size, location & zoning flexibility are increasingly difficult to find. The property features a 3 bed plus den, 2 bath rancher with a basement, positioned toward one side of the lot to provide flexibility for future site planning. A detached shop, ample parking & RV access add to the property's functionality in the meantime. Bordering ALR lands yet close to existing & future amenities, this is a compelling opportunity to secure a strategically located property in one of Lake Country's emerging commercial hubs. Hold as a long-term investment, operate a business, explore redevelopment, or create a live/work opportunity with a rare combination of current utility, strategic positioning & future potential. (id:6769)

Storage 7'8" x 13'7"

Recreation room 31'7" x 11'7"

3pc Bathroom 11'8" x 4'10"

Bedroom 11'8" x 4'10"

Family room 11'1" x 27'2"

Storage 11'1" x 5'5"

Den 11'8" x 14'6"

Storage 9'0" x 10'0"

Primary Bedroom 11'8" x 14'10"

Bedroom 11'7" x 10'7"

3pc Bathroom 8'1" x 6'0"

Kitchen 11'1" x 12'9"

Dining room 12'2" x 19'10"

Dining room 11'5" x 9'4"

Living room 23'7" x 11'9"

Foyer 13'1" x 5'0"

Listing Presented By:



Originally Listed by:
Vantage West Realty Inc.



Royal

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