



# 11506 Turtle Bay Court Lake Country British Columbia

\$1,999,900

DEVELOPMENT OPPORTUNITY! Boutique Hotel Site for sale, fully re-zoned C9A Tourist Commercial. Feasibility study and renderings available for a 4-storey, 28 unit building. Plans include seven 430 sqft studio units, eight 550 sqft 1 bedroom units, and fifteen 800 sqft 2 bedroom units, with 28 open parking stalls. There is a possibility to add an additional 2-storeys with a variance and some design modifications. This large 0.62 flat lot offers approximately 110' frontage on Turtle Bay Court, 100' frontage on Seymour Road, and 253' frontage on Woodsdale Road, a main corridor in Lake Country. Currently situated on site is a 2,528 sqft, 5 bedroom, 4 bathroom, 1994 home with an included 2 bedroom legal suite. There are very few hotel/short term options in this fast-growing area. Lake Country is perfectly positioned near Wood and Kal Lakes and with convenient access to Kelowna Airport, UBCO and a gateway to both the North and Central Okanagan. With a planned senior care facility next door and extensive multi-family development in the neighbourhood, this area is poised to see rapid growth, which should provide good support to this project. Further "Principal Uses" include: breweries and distilleries, food establishments, liquor stores, hotels or motels, indoor participant recreation services, spectator entertainment establishments. "Secondary Uses" include: offices, personal service establishments, residential security operations, and retail or convenience stores. (id:6769)

Listing Presented By:



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