



# 11530 Turtle Bay Court Lake Country British Columbia

\$2,499,000

Re-zoned and ready to develop! APPROVED DEVELOPMENT PERMIT in place with plans for a 36 UNIT, 2-storey boutique Long term care facility! RARE opportunity- Lake Country's growing population and no long term care facility make this a high-demand, high-impact project with strong future returns. Full architectural plans and exterior renderings available. All the heavy lifting has been done to get this ready for development. Building Covenants removed, phase 1 Environmental assessment done, rezoned for P2 zoning offers multiple options, i.e. medical treatment services, health services, care centers, food or liquor primary establishments etc. FAR of 2, with 50% site coverage. Situated on 0.61 acres in a prime location in Lake Country, close to Turtle Bay, Wood Lake, 12 min to the airport. Existing house in great shape for rental income of approx. \$3000/m, until you start developing the land. Home has 3 bedrooms & 3 bathrooms, 2000 sq. ft. rancher with shed and lots of parking. Everything is ready for a savvy investor/group to step in and capitalize on this property with projected income available. Call Stephanie for full details and income projections. Easy to show. (id:6769)

Listing Presented By:



Originally Listed by:  
eXp Realty (Kelowna)

<http://www.moveokanagan.com/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100  
Fax:  
sbuck56@gmail.com