

13014 97 Highway Summerland British Columbia

$1,275,000

Prime development opportunity at 13014 Hwy 97, Summerland! This 0.79 Acre highway-fronting parcel offers excellent visibility and is ideally located next to a thriving retail hub including IGA, Dairy Queen, Summerland Liquor, RBC Bank, Dollarama and more! The property features an older but well-maintained home and detached workshop/garage in good condition, making it an excellent holding property while future development plans are finalized. Currently zoned RU2, the lot presents strong potential for multi-family housing development. Adding to its appeal, the OCP designation for this parcel is Gateway Commercial -- the same designation as the neighbouring IGA -- significantly increasing the likelihood of successful rezoning to a commercial classification such as CB1, CB2, or MX1. This parcel is well-positioned for rezoning approval given its alignment with the municipality's future land-use vision and its proximity to existing commercial zoning. Whether pursuing multi-family residential construction under current zoning or exploring commercial redevelopment down the road, this is a rare opportunity to secure a strategic, income-producing property with multiple paths to maximize long-term value in growing Summerland! (id:6769)

Recreation room 20'5'' x 10'11''
Family room 15'7'' x 17'2''
Bedroom 11'9'' x 10'11''
Bedroom 12'5'' x 12'3''
Other 6' x 5'5''
3pc Bathroom Measurements not available
Primary Bedroom 12'2'' x 11'9''
Office 9'8'' x 11'9''
Living room 13'2'' x 18'2''
Kitchen 10'1'' x 10'
Dining room 10'1'' x 8'1''
Bedroom 8'2'' x 11'9''
4pc Bathroom Measurements not available

Listing Presented By:

ESTATEVUE 360°

Originally Listed by:
RE/MAX Orchard Country

http://www.mikestohler.com/

ROYAL LEPAGE

Royal LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

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