



## 2489 Main Street West Kelowna British Columbia

\$1,999,000

Outstanding opportunity to acquire a .365-acre commercial property on Main Street in the heart of the Westbank Commercial Core. The property is flat, rectangular in shape, has about 90 FT of prime frontage along the Highway 97/Main St corridor and has a depth of about 180 FT. There is a stand-alone, multi-unit commercial building on the street-front of approximately 4,012 SF. This is an ideal opportunity for an owner-occupier, one who have interest in occupying a unit while holding onto a tenant to add a component of income to the purchasing equation. Paved parking area to the side and rear of the building. Zoned C1 - Medium Density Commercial Zone allowing a wide variety of primary uses. There is redevelopment potential with a current FAR of .25, while C1 zoning allows a FAR of 1.5, a maximum height of up to 4 storeys and a site coverage of 100%. West Kelowna has established plans for the revitalization of Westbank's commercial core making this property a good candidate for potential redevelopment or assembly with neighbouring properties. (id:6769)

Listing Presented By:



Originally Listed by:  
REMAX Kelowna

<https://www.commercialbc.com/>



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.