



3169 Beaver Lake Road Lake Country British Columbia

\$925,000

Unlock a prime development opportunity in the heart of Lake Country's Town Centre! This property has C1 zoning, aligning with the Official Community Plan's vision for mixed-use residential development. Planning officials have indicated that rezoning applications are discouraged, affirming the current zoning's strategic value. Development Highlights: Zoning Alignment: C1 zoning is in place, supporting mixed-use residential projects in line with the OCP. Incentive Potential: Potential qualification for Main Street tax and usage (density) incentives. Rental Tax Exemption: Possible eligibility for the Lake Country rental tax exemption bylaw, offering a 10-year property tax reduction for purpose-built rentals with a 10-year covenant. Town Centre Location: Situated within the Town Centre, requiring adherence to future form and character requirements during development application. Diverse Usage: Nearly 50 approved usages under the current zoning. Preferred Development: The planner suggests a mixed-use approach with grade-level service and amenity commercial units, topped with residential space. Development Capacity: Potential for a 6-story or 22m development as mixed-use commercial, contingent on meeting density bonuses and supported by the Town Centre designation. This is a chance to invest in a property with substantial development potential and attractive local incentives. Contact us today to explore the possibilities and take the first step towards your next successful project (id:6769)

Listing Presented By:



Originally Listed by:
Royal LePage Kelowna



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.