



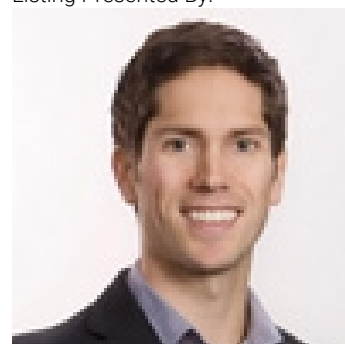
# 11506 Turtle Bay Court Lake Country British Columbia

\$2,350,000

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, 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. (id:6769)

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|-------------------------------|-------------------------------|
| Primary Bedroom 15'1" x 11'1" | Utility room 5'11" x 6'6"     |
| Living room 14'6" x 12'10"    | Primary Bedroom 15'0" x 11'9" |
| Kitchen 10'3" x 12'4"         | Kitchen 12'1" x 12'10"        |
| Dining room 9'5" x 12'11"     | Dining room 11'9" x 12'0"     |
| Dining room 13'3" x 10'5"     | Bedroom 11'4" x 8'7"          |
| Bedroom 15'2" x 8'9"          | 4pc Bathroom 11'4" x 7'10"    |
| Bedroom 11'8" x 9'1"          | 3pc Ensuite bath 5'0" x 6'8"  |
| 5pc Bathroom 11'8" x 7'6"     | Living room 16'1" x 12'10"    |
| 4pc Ensuite bath 7'6" x 4'11" |                               |

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Ltd.



Royal

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