



# 11506 Turtle Bay Court Lake Country British Columbia

\$1,899,000

DEVELOPMENT OPPORTUNITY. Boutique Hotel Site for sale, fully re-zoned C9A Tourist Commercial. Feasibility study and renderings available for a four storey, 28 unit building. Plans include seven 430 square foot studio units, eight 550 square foot one bedroom units, and fifteen 800 square foot two bedroom units, with 28 open parking stalls. There is a possibility to add an additional two storeys with a variance and some design modifications. This large 0.62 acre flat lot offers approximately 110 foot frontage on Turtle Bay Court, 100 foot frontage on Seymour Road, and 253 foot frontage on Woodsdale Road, a main corridor in Lake Country. Currently situated on site is a 2,528 square foot, five bedroom, four bathroom, 1994 home with an included two bedroom legal suite. There are very few hotel or 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. Further "Principal Uses" include: breweries and distilleries, food establishments, liquor stores, hotels or motels, indoor participant recreation services, spectator entertainment establishments. "Secondary Uses" include: offices, personal service establishments, residential security operations, and retail or convenience stores. (id:6769)

Primary Bedroom 15'1" x 11'1"

Living room 14'6" x 12'10"

Kitchen 10'3" x 12'4"

Dining room 9'5" x 12'11"

Dining room 13'3" x 10'5"

Bedroom 15'2" x 8'9"

Bedroom 11'8" x 10'1"

Utility room 5'11" x 6'6"

Primary Bedroom 15'0" x 11'9"

Kitchen 12'1" x 12'10"

Dining room 11'9" x 12'0"

Bedroom 11'4" x 8'7"

4pc Bathroom 11'4" x 7'10"

3pc Ensuite bath Multiple

Listing Presented By:



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Sotheby's International Realty  
Canada



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5pc Bathroom 11'8" x 7'6"

Living room 16'1" x 12'10"

4pc Ensuite bath 7'6" x 4'11"