



3512 Old Okanagan Highway West Kelowna British Columbia

\$735,000

Prime Development Opportunity in the Heart of West Kelowna. Unlock the potential of this centrally located freehold property—a rare offering in one of West Kelowna's most sought-after growth areas. Recently rezoned under the new Official Community Plan (OCP) as "Westbank Urban Centre - Commercial Core Area B," the site is ideally positioned for high-density, mixed-use development with mid- to high-rise potential up to 15 stories. West Kelowna's vision for a vibrant urban core supports commercial space on the first two levels, with residential or office use above. Upper floors will capture panoramic lake, valley, and mountain views, offering unmatched appeal and long-term value for future residents or tenants. Priced to sell, this 0.18-acre lot represents an exceptional investment opportunity for developers and builders. In the meantime, the existing home offers solid rental potential, and the basement is suite-able. The major mechanical systems in the home have all been upgraded (furnace, A/C, hot water tank) making the home a turnkey opportunity. All doors and windows replaced within last 5 years and extra insulation blown into attic. Well-maintained 15 year roof, large heated shop with mechanic's pit. Conveniently located near shopping, schools, recreation, parks, the lake, and major transit routes, this site delivers the perfect blend of accessibility, lifestyle, and growth potential. A standout location. A city on the rise. A project ready to build your vision. (id:6769)

Storage 7'5" x 13'10"

Laundry room 6'9" x 17'7"

4pc Bathroom 8' x 5'2"

Bedroom 12'11" x 11'11"

Recreation room 17'1" x 13'5"

4pc Bathroom 7'4" x 7'5"

Bedroom 10'3" x 11'0"

Other 4'1" x 8'1"

Primary Bedroom 14'1" x 11'11"

Kitchen 11'8" x 10'11"

Dining room 9'7" x 11'3"

Living room 17'5" x 14'3"

Listing Presented By:



Originally Listed by:
RE/MAX Kelowna

<http://shauneverest.com/>



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