



3570 Old Okanagan Highway West Kelowna British Columbia

\$720,000

An Investment that makes sense. Potential very high density. Buy and hold with existing residential and business space. New Zoning allows up to 5.1 FAR and 15 Stories with density bonusing!! Looking for a strategic development site or holding property with serious upside? Commercial Core (Area B) under the city's bold 2040 OCP. The home is rentable. The jewel here is the business space. This space is perfect for two massage therapists, accountant's office, hairdresser, etc. This area is envisioned as a vibrant, high-density hub designed to bring together retail, office, residential, and public spaces in one dynamic neighbourhood. Flexible, forward-thinking land use including commercial (office/retail), mixed-use buildings, institutional projects, and live-work spaces with a strong emphasis on urban energy and walkability. Potential for land assembly with adjacent properties may also be available. Ideal for developers with a vision to shape a growing community. Invest now with unique rental income. Buyers are advised to complete their own due diligence regarding zoning, height, and density regulations. (id:6769)

3pc Bathroom 12'3" x 5'10"
Bedroom 14'1" x 12'6"
Bedroom 14'5" x 13'9"
Bedroom 12'4" x 9'7"
Storage 10'7" x 9'2"
Other 10'7" x 9'8"

Office 17'9" x 6'5"
2pc Bathroom 8'1" x 6'1"
Dining room 14'3" x 12'1"
Primary Bedroom 10'7" x 10'3"
Living room 20'0" x 12'3"
Kitchen 14'4" x 13'1"

Listing Presented By:



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Royal LePage Kelowna

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