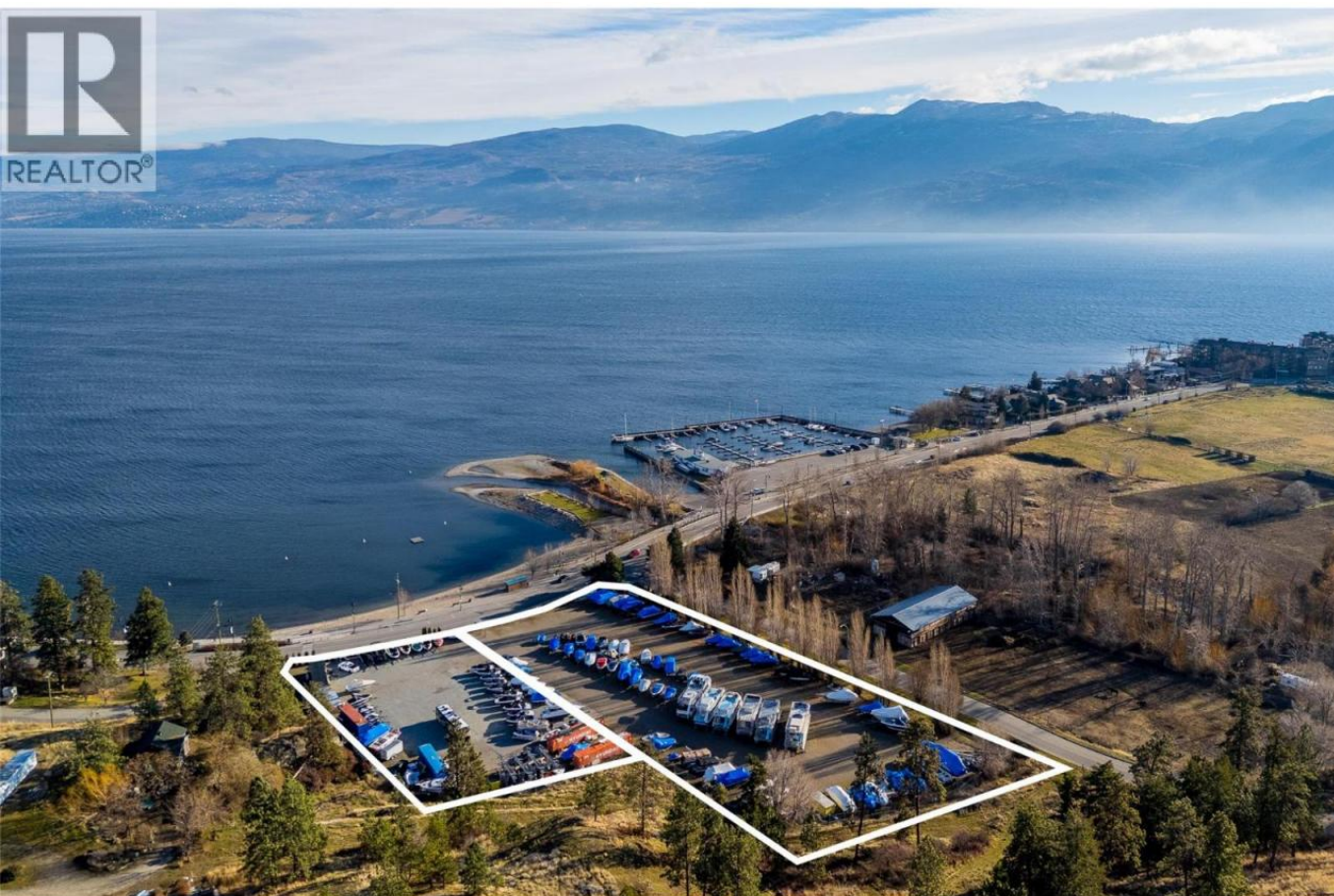




## Gellatly Road West Kelowna British Columbia

\$18,000,000

A rare and highly strategic waterfront-adjacent development opportunity in one of West Kelowna's most sought-after and evolving beachside neighbourhoods. Comprising two parcels totaling approximately 2.98 acres, this site fronts Gellatly Road, the Gellatly Pedestrian Corridor, and is steps from Willow Beach and Okanagan Lake. The municipality supports redevelopment for a vibrant mixed-use waterfront village, as per the Gellatly Village Study. Multiple plans for proposed development concepts are available on request, accommodating residential units, live/work units, and small-scale commercial units. Design concepts embrace West Kelowna's Official Community Plan, Waterfront Master Plan, and Gellatly Village Growth Management Designation. Future development could offer cafes and boutique retail, public plazas, and strong connectivity to surrounding trails, beaches, and parks, alongside waterfront residences. Walkable amenities include a public boat launch and marina, multiple beaches and waterfront parks, sports courts, hiking trails, The Landing Kitchen & Bar in The Cove Lakeside Resort, and more! With limited remaining large parcels in Gellatly Village, this offering represents a once-in-a-generation opportunity to deliver a landmark, year-round waterfront-oriented community in one of West Kelowna's most prominent locations (id:6769)

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