

\$988,888 - 3576 Old Okanagan Highway, West Kelowna

MLS® #10346271

\$988,888

3 Bedroom, 1.00 Bathroom, 1,250 sqft
Single Family on 0.17 Acres

Westbank Centre, West Kelowna, British Columbia

PRIME DEVELOPMENT: Opportunity in Westbank Urban Centre â€œ Commercial Core (Area B) **ATTENTION:** Developers & Investors â€” secure a pivotal property in the rapidly evolving Westbank Urban Centre â€œ Commercial Core Area B, recently designated under the new Official Community Plan (OCP). This well-located lot offers outstanding future potential in one of West Kelownaâ€™s most strategic growth areas. **FUTURE LAND USE:** This 0.172-acre (696.06 sqm) site is currently zoned RC1 (Compact Residential) with an OCP designation of WUC-CC (Westbank Urban Centre â€œ Commercial Core). Proposed OCP updates suggest potential for mixed-use development up to 15 storeys â€œ ideal for developers targeting density and urban integration. **RENT:** The existing three-bedroom, one-bathroom home is well maintained and generates \$2,500/month in rental income, making it a strong holding property while you plan redevelopment. **HIGHLIGHTS:** Prime location close to schools, restaurants, transit, golf, Superstore & Johnson Bentley Rec Centre Strong rental income in place: \$2,500/month + Utilities Potential for high-rise, mixed-use development under new OCP guidelines Buyer to verify development potential as zoning and density bylaws are being finalized **SECURE** your position in West Kelownaâ€™s future growth core today. (id:6289)



Built in 1947

Essential Information

Listing #	10346271
Price	\$988,888
Bedrooms	3
Bathrooms	1.00
Square Footage	1,250
Acres	0.17
Year Built	1947
Type	Single Family
Sub-Type	Freehold
Style	Ranch

Community Information

Address	3576 Old Okanagan Highway
Subdivision	Westbank Centre
City	West Kelowna
Province	British Columbia
Postal Code	V4T1P3

Amenities

Parking Spaces	2
Parking	Additional Parking, Detached Garage, See Remarks
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Dryer, Range - Electric, Washer
Heating	Forced air, See remarks
# of Stories	2

Exterior

Exterior	Vinyl siding
Exterior Features	Underground sprinkler
Roof	Asphalt shingle

Additional Information

Zoning	Unknown
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Listing Details

Listing Office

Realty One Real Estate Ltd



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