

\$799,000 - 3606 Old Okanagan Highway, West Kelowna

MLS® #10361981

\$799,000

3 Bedroom, 1.00 Bathroom, 1,961 sqft
Single Family on 0.21 Acres

Westbank Centre, West Kelowna, British Columbia

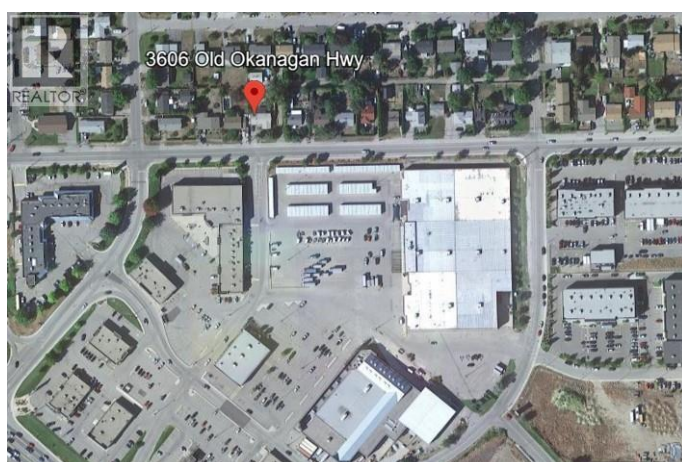
PRIME DEVELOPMENT OPPORTUNITY!

Centrally located FREEHOLD property in a highly sought-after area. Recently rezoned under the new Official Community Plan (OCP) as "Westbank Urban Centre â€" Commercial Core Area B," allowing for high-density development with mid-rise to high-rise potential of up to 15 storeys. West Kelowna encourages urban centre builds, allowing for commercial use on the first two storiesâ€"perfect for mixed-use development. The second story and above will offer breathtaking lake, valley, and mountain views, adding significant value to any project. This corner lot spans 0.21 acres with 11,000 buildable square feet, featuring a large, fenced, and private yard. A lane along the side provides two access points, making it an ideal site for multi-family development or a six-plex. With a FAR of 1.2â€"significantly higher than Kelownaâ€™s 0.08â€"this property offers excellent build potential. In the meantime, the existing home is well-suited for rental income, located just minutes from shopping, the lake, parks, recreation facilities, top schools, and on a major transit route. (id:6289)

Built in 1968

Essential Information

Listing #	10361981
Price	\$799,000



The lot dimensions shown are estimated and should be verified by survey plan.

Bedrooms	3
Bathrooms	1.00
Square Footage	1,961
Acres	0.21
Year Built	1968
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	3606 Old Okanagan Highway
Subdivision	Westbank Centre
City	West Kelowna
Province	British Columbia
Postal Code	V4T1P4

Amenities

Parking	Carport
# of Garages	1

Interior

Heating	Forced air
Cooling	Central air conditioning
# of Stories	1

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Macdonald Realty
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