

3854 & 3858 TRUSWELL ROAD
KELOWNA, BC

Prime Development Site on Kelowna's Waterfront

153 feet of frontage on Okanagan Lake

FOR SALE BY COURT ORDER



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The Opportunity

This property represents a rare opportunity to acquire one of Kelowna's last premier waterfront mixed-use development sites. Situated in a city renowned for its stunning natural surroundings and dynamic, growing community, the site is exceptionally well positioned. Strong inter- and intra-provincial migration continues to drive population growth, intensifying demand for high-quality waterfront residences and thoughtfully designed community amenities. This offering presents a compelling chance to respond to these pressures while contributing meaningfully to the future evolution of the area.

With a visionary development approach, the property has the potential to emerge as a landmark destination; seamlessly integrating residential, commercial, and recreational uses to serve the diverse needs of residents and visitors alike.



Property Details

Civic Addresses 3854 & 3858 Truswell Road, Kelowna

Legal Descriptions Lot A Section 1 Township 25 Osoyoos
Division Yale District Plan KAP83125
Lot A Section 1 Township 25 Osoyoos
Division Yale District Plan KAP83730

PIDs 026-978-784
027-045-773

Zoning VC 1 in Cook Truswell Village Centre Area

Rental Income \$16,800

Site Area 1.295 Acres

Asking Price **\$9,980,000**

Further information available in the Data Room
Access provided after signing a Confidentiality Agreement

Features



EXTENSIVE DEVELOPMENT POSSIBILITIES

Spanning 1.295 acres with 153 feet of prime water frontage, this site offers an ideal layout for a variety of uses, including residential complexes, commercial hubs, or mixed-use highrises. Its size and flexibility provide endless possibilities for creative designs that resonate with the area's needs.



PRESTIGIOUS LOCATION

Set in Kelowna's sought-after lower mission neighborhood, the property boasts panoramic views of Okanagan Lake and proximity to premier water amenities, making it a top destination for residents and tourists.



STRATEGIC ADVANTAGE

Located adjacent to the Aqua Waterfront Village mixed-use development, Hotel Eldorado, and Manteo Resort, the site benefits from immediate proximity to some of Kelowna's most sought-after waterfront destinations. Surrounding developments have achieved record-setting condominium sales and include a renowned historic hotel, a full-service resort, marina, boat club, and an array of premier waterfront amenities.



TOURISM-DRIVEN DEMAND

Positioned within the heart of the Okanagan Lake tourism corridor, this redevelopment-ready site is ideally suited to serve visitors while enhancing the region's economy and quality of life. The property offers developers the opportunity to create a vibrant destination that seamlessly integrates leisure, commercial activity, and community—helping to shape the next chapter of Kelowna's growth.



Site Aerials



Nearby Developments



The Ledge on Lakeshore



Movala



2275 Pandosy Street



AQUA



Alma on Abbott



3805 Lakeshore Road



2343 Pandosy

Proposed Building Plans



Site Plan



Kelowna Overview

Kelowna is the largest city in British Columbia's Okanagan Valley and one of Canada's fastest-growing mid-sized urban centers. Surrounded by rolling vineyards, orchards, mountain ranges, and the shoreline of Okanagan Lake, the city offers a unique blend of natural beauty and urban convenience. With an estimated population exceeding 165,000 residents in 2025, Kelowna continues to attract families, professionals, students, and retirees seeking a high quality of life, diverse employment opportunities, and year-round recreation. The local economy is supported by a broad mix of industries including technology, healthcare, education, tourism, construction, and agriculture, anchored by UBC Okanagan and Kelowna International Airport.

Location Demographics

Population

1^{KM} 3,246

3^{KM} 23,137

Average Household Income

1^{KM} \$131,259

3^{KM} \$138,613

Median Age


1^{KM} 48.9

3^{KM} 43.1


Connectivity



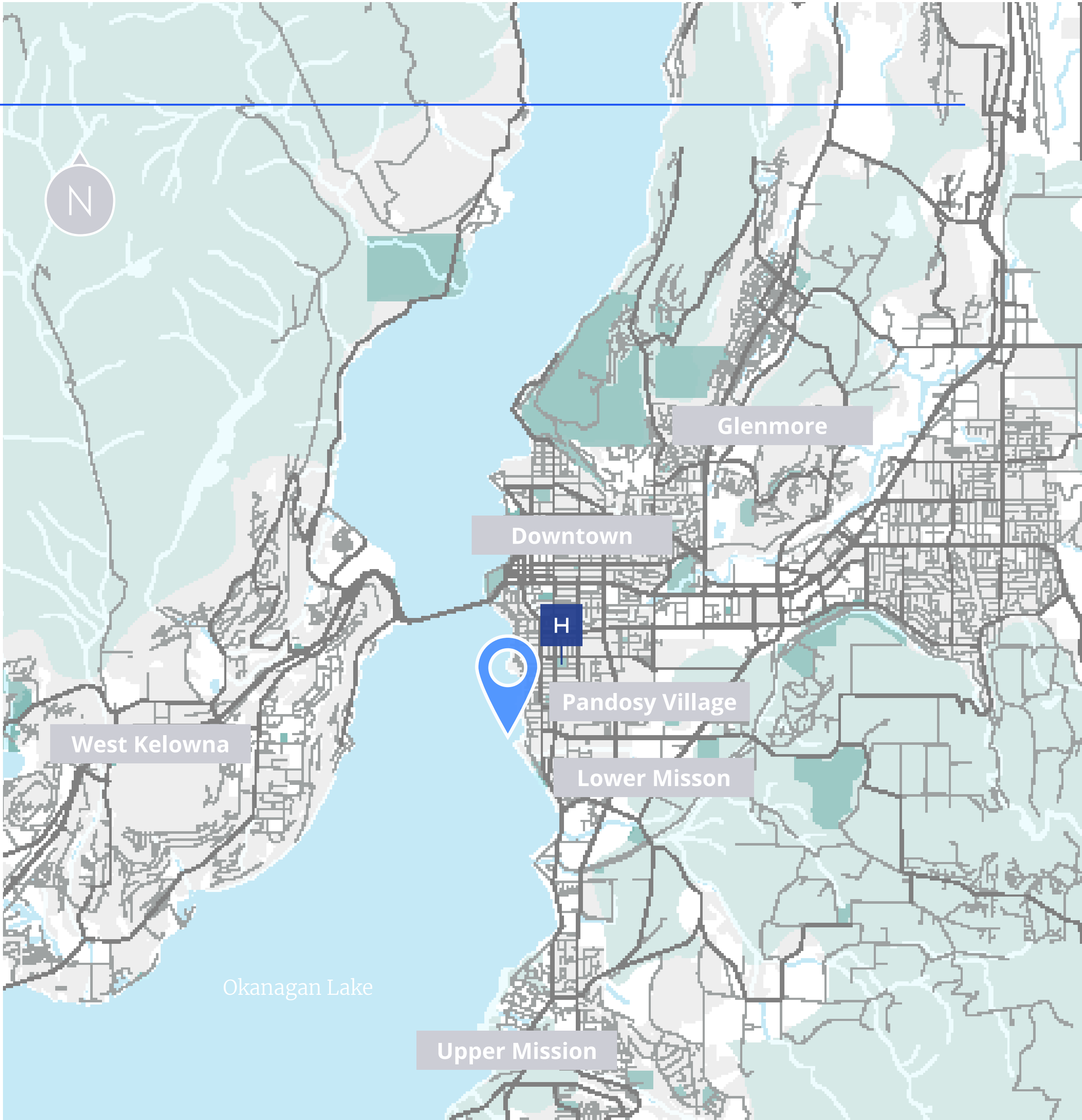
Kelowna International Airport (YLW)
23 minutes



UBC Okanagan
22 minutes



Downtown Kelowna
13 minutes



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Offering Process

Prospective purchasers are invited to submit offers to purchase the property for consideration by the Vendor. Once a Confidentiality Agreement (CA) has been signed, access to the Data Room will be provided where further detailed information on the offering will be available. Offers should be presented in the form of the offer preferred by the Vendor, a copy of which is available through the listing agents, upon request.

Note that the sale of the property will be subject to approval by the Supreme Court of British Columbia.



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