

For Sale

1975 Shannon Lake Road
West Kelowna, BC



70-unit, fully serviced, BP-ready townhouse site in West Kelowna

Mike Harrison*

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**Mike Harrison Personal Real Estate Corporation*

**AVISON
YOUNG**

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Opportunity

This offering is an opportunity to purchase Phase 2 and 3 of a fully serviced, BP-ready, freehold townhouse development site in West Kelowna. Phase 2 and 3 have DP issued for 70 units, ready for BP submission and are the final two phases of a three phase project. All onsite and offsite servicing is complete and while located on a hill, the subject site itself is flat.



Salient information

PROPERTY ADDRESS

1975 Shannon Lake Road, West Kelowna

PID

028-881-435

SITE SIZE

3.88 acres (approximate)

CURRENT ZONING

R3 - Low Density Multiple Residential

APPLICATION STATUS

DP Issued, Rezoning Complete,
Servicing Complete, Waiting for BP

CURRENT USE

Vacant land

Highlights



Development Permit issued for 70 townhomes



Potential for extremely short timeline to construction



Onsite and offsite servicing complete



Freehold ownership

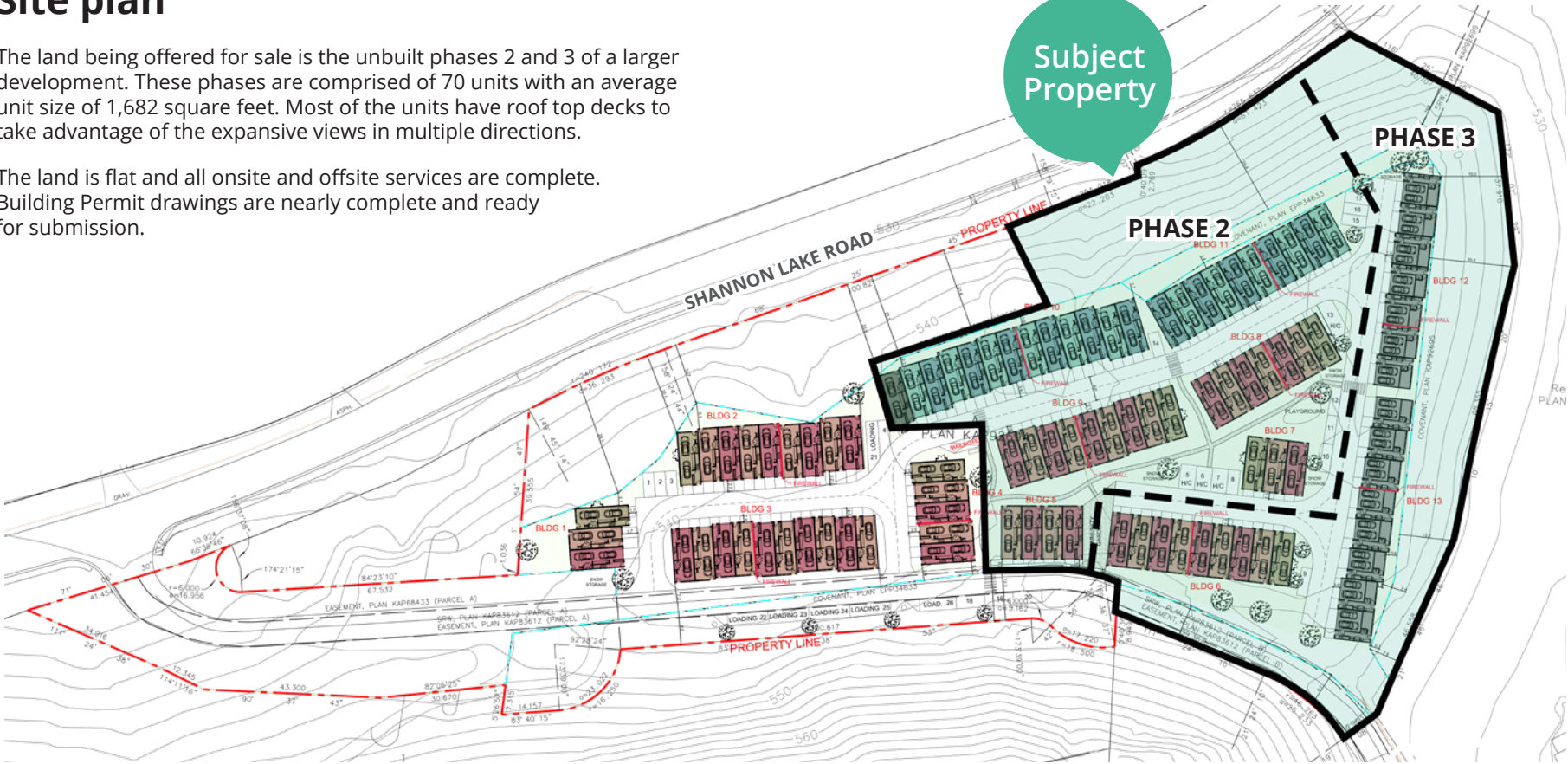
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Site plan

The land being offered for sale is the unbuilt phases 2 and 3 of a larger development. These phases are comprised of 70 units with an average unit size of 1,682 square feet. Most of the units have roof top decks to take advantage of the expansive views in multiple directions.

The land is flat and all onsite and offsite services are complete. Building Permit drawings are nearly complete and ready for submission.



Project statistics of phase 2 & 3



70 units



1,577 to 1,931 sf
unit size range



38 units
have roof top decks



1,682 sf
average unit size



117,767
buildable square feet

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Available documentation

Contact the listing agent for access to the data room of additional information including:

- Building Permit Drawings
- Phasing Plan
- Civil Drawings
- Geotechnical Report
- Environmental

...and more

Asking price

\$10,800,000

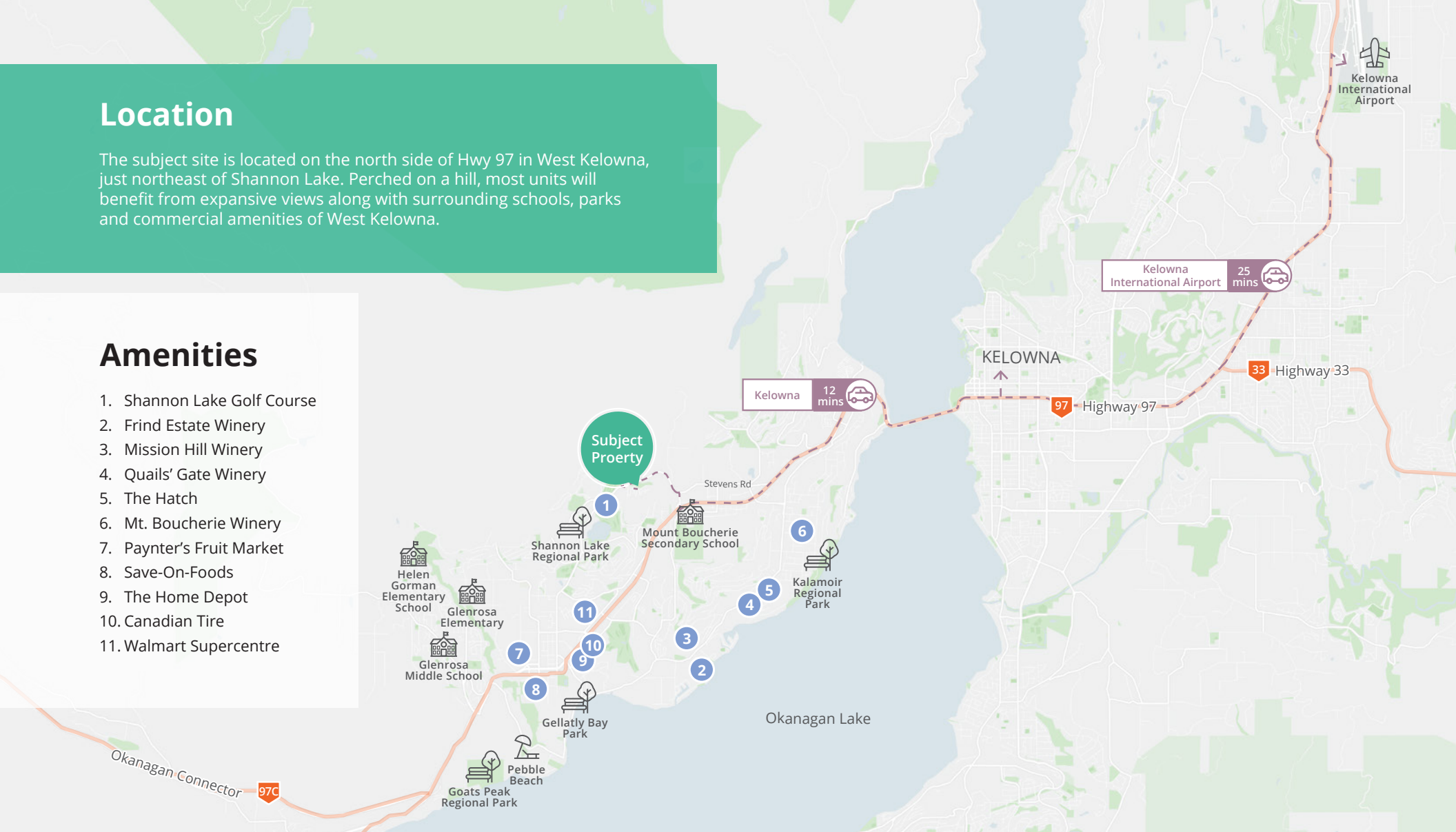
Rendered images are from Development Permit drawings.

Location

The subject site is located on the north side of Hwy 97 in West Kelowna, just northeast of Shannon Lake. Perched on a hill, most units will benefit from expansive views along with surrounding schools, parks and commercial amenities of West Kelowna.

Amenities

1. Shannon Lake Golf Course
2. Frind Estate Winery
3. Mission Hill Winery
4. Quails' Gate Winery
5. The Hatch
6. Mt. Boucherie Winery
7. Paynter's Fruit Market
8. Save-On-Foods
9. The Home Depot
10. Canadian Tire
11. Walmart Supercentre



Contact for more information

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