



Gellatly Rd

Highway 97

Carrington Rd

Bering Rd

FOR SALE: 3.16 ACRE HIGHWAY DEVELOPMENT SITE

3630 CARRINGTON ROAD
WESTBANK, BRITISH COLUMBIA



PROPERTY FEATURES



LOCATION

Located in the heart of Westbank/West Kelowna



HWY FRONTAGE

Over 530 ft. of prime Highway 97 exposure



HIGH DENSITY

Minimum 6 storeys and approved for up to 26 storeys



ZONING

Recently rezoned to new PUD zoning

THE NUMBERS



SIZE

3.16 acres, approx. 2.5 developable acres



PRICE

\$4,495,000

High exposure development site located directly on Highway 97 in the heart of Westbank / West Kelowna. Situated between Bering Road and Peda Road, 3630 Carrington Road is a Westbank First Nation (WFN) site with a long-term lease in place. This is the first property to be rezoned to align with WFN's new Master Community Plan as a Core District site. The new Planned Unit Development (PUD) zoning allows for high density mixed-use development including a variety of commercial uses and 300 residential units in up to 26 storeys with a minimum of 6 storeys. Neighbouring tenants include McDonald's, A&W, the future phase of Snyatan Shopping Centre and various multi-family developments. In addition to completing the rezoning of the property, the vendor has also completed substantial due diligence including but not limited to environmental, archeological, riparian, traffic impact, etc.

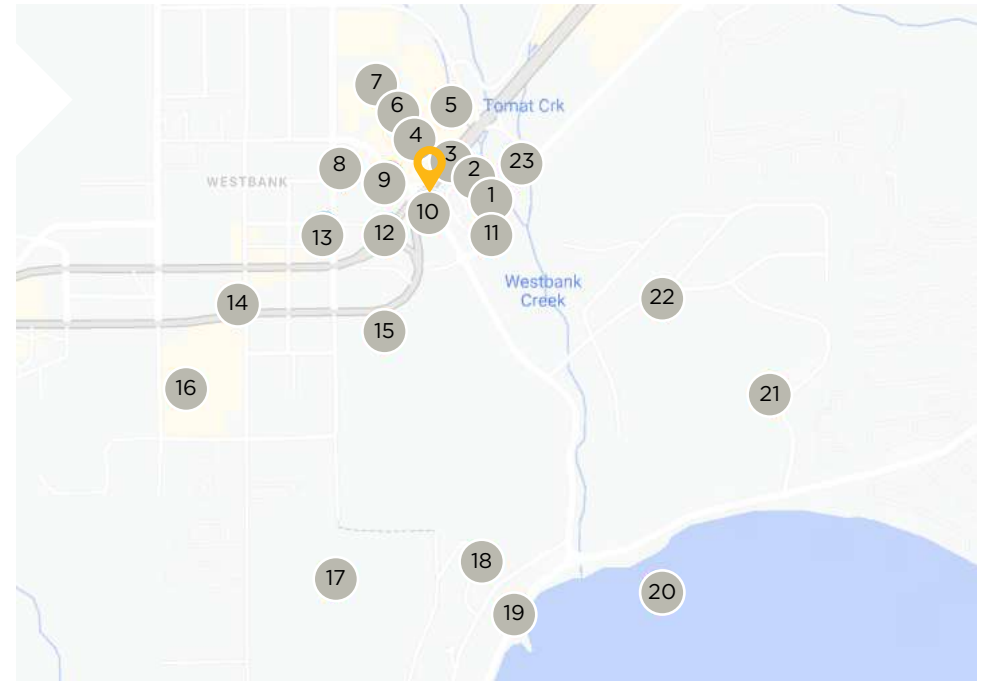


3630 CARRINGTON ROAD, WESTBANK,



AMENITIES

1. Acorn Plaza Business Centre
2. Carrington Animal Hospital
3. McDonalds
4. West K Integrative Health Centre
5. Tim Hortons
6. TD Canada
7. Blenz Coffee
8. West K Fire Station
9. RBC Royal Bank of Canada
10. A&W
11. Adventure Time Early Learning Centre
12. Westbank Museum
13. Petro-Canada
14. Starbucks
15. City Hall
16. Save-On-Foods
17. Crown & Thieves Winery
18. Gellatly Dog Beach
19. Gellatly Bay Park
20. Okanagan Lake
21. Sanctuary Gardens
22. The Gallery Winery



3630 CARRINGTON ROAD, WESTBANK,



THE COMMUNITY

Westbank, British Columbia, nestled in the Okanagan Valley, offers a blend of natural beauty and urban amenities. Known for its mild climate and thriving agricultural industry, it's a haven for wine enthusiasts. With easy access to outdoor activities and proximity to Kelowna and Peachland, Westbank provides a high quality of life for residents and visitors alike. Home to Westbank First Nation (WFN) the territory is rich with cultural heritage. Operating a self-governing First Nation, the council is committed to preserving Indigenous values while also embracing modern opportunities and the development of the region.



Let's chat.

LEE LEVERING

PERSONAL REAL ESTATE CORPORATION

lee.levering@venturecommercial.ca
250.258.9430

CHRIS WILLS

PERSONAL REAL ESTATE CORPORATION

chris.wills@venturecommercial.ca
250.870.1330

Venture Commercial was born from a competitive vision to reimagine and elevate the practices of commercial real estate. Our clients benefit from the expertise of the largest commercial real estate brokerage in the Okanagan and the flexible, collaborative and creative representation of a boutique real estate firm.

Our highly driven team is dedicated to building longstanding relationships and uncovering opportunity for our clients. As industry leaders, we aim to guide you through the process with wisdom, fairness and transparency every step of the way. Success for us is not the next commission; rather, it is defined by establishing partnerships throughout the complete life cycle of our client's business.

This document/email has been prepared by Venture Commercial for advertising and general information only and makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.

We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

Any interested party should undertake their own inquiries as to the accuracy of the information. Venture Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Venture Commercial and /or its licensor(s).