

LOT INFORMATION

PREMIER
CANADIAN PROPERTIES

Diane Moore & Associates

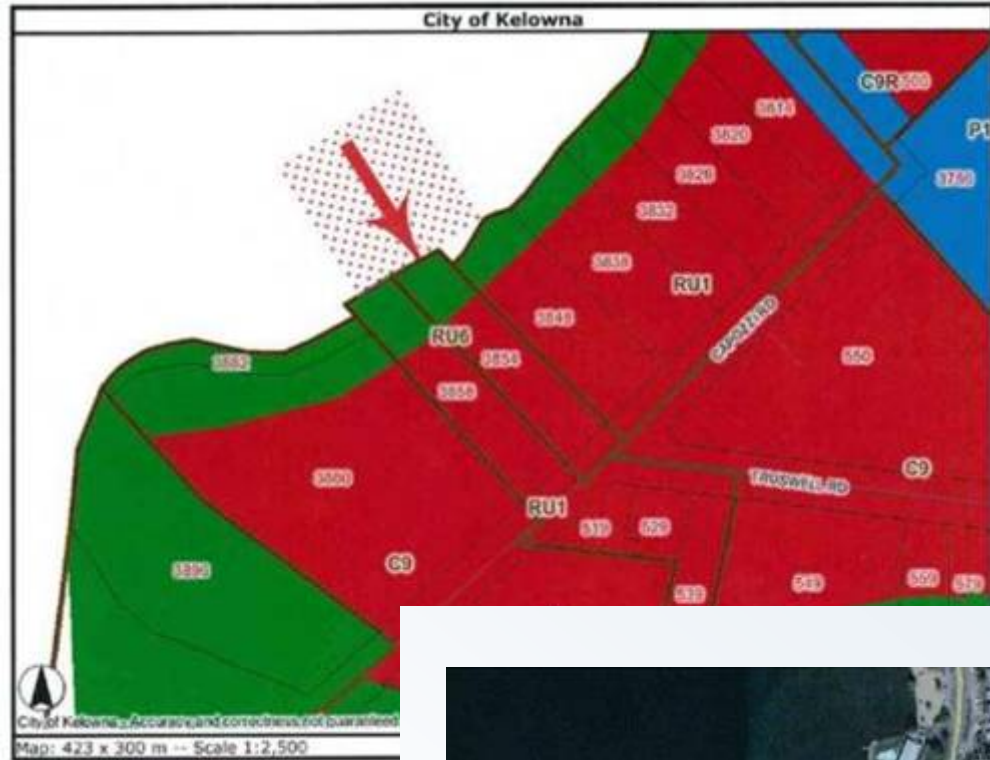
are pleased to present for sale

3854 Truswell Road
Frontage: 82.00
Depth: 342
Acres: 0.57
Water Front: 82.00
Taxes \$17,037

3858 Truswell Road
Frontage: 82.00
Depth: 323
Acres: 0.59
Water Front: 82.00
Taxes \$14,011

3854 & 3858 Truswell Road

PREMIER
CANADIAN PROPERTIES



Prime waterfront development site for a 6 storey condo development or Boutique Hotel.

Minutes to International Airport, world class golf, skiing, wineries.

Offered at \$8,355,000.00
MLS® 10031503



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OVERVIEW

This is a rare opportunity to purchase the best sandy beach in Kelowna. Located in the Cook Road tourist commercial area - these 2 remaining residential properties presently RU1 and RU6 could be the future home of a 6 storey condo development or a Boutique Hotel as the Official Community Plan (OCP) has designated this area as future Tourist Commercial (C-9 Zoning).

Hotel Eldorado is 6 properties to the North of subject property. Manteo Beach and Playa Del Sol are across the street (Mission's recreational corridor). Mission Shores Residential Community is to the South.

THE SITE

The lot site before waterfront dedication of 15m of each property is as follows.

3858 Truswell Rd 2677.69 m² and
3854 Truswell Rd 2557.38 m².

The Principal use of C-9 is Apartment Hotel and a redevelopment analysis suggests two scenarios a developer may choose; either a 66 unit building or an 80 unit building.

LOCATION

Kelowna is one of the fastest growing cities in Canada. Home of the UBCO and BC's largest Cancer and Heart Research Centres.

Okanagan Lake is 135 Km long and one of BC's largest fresh water lakes. Considered the "Napa of the North" and home to more than 120 wineries.

PROPERTIES

The 2 adjoining properties have two solid older homes built with the following characteristics:

3854 Truswell Rd

Built in 1946 and presently run as a vacation rental home. The guest cottage and home with suites generates income of approximately \$80,000.00 per year.

3858 Truswell Rd

Built in 1964. This post 'n' beam style home has been vacant for the past several years. A separate guest suite on the property of approximately 1100 sq ft houses a caretaker.

