

SHANNON VIEW DRIVE - WEST KELOWNA

FOR SALE

12.98 GROSS ACRES - MOUNTAIN TOP VIEWS

momentum



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PROPERTY INFORMATION

This offering is for the rare opportunity to purchase an entire hill / small mountain, beautifully situated within the Shannon Lake community. Surrounded by mature neighborhoods, Shannon Lake Golf Course, Shannon Lake, Schools and amenities.

The site itself is approximately 13 acres, and consists of a range of natural landscape including rock faces, relatively flat build sites and a solid base to construct a range of housing upon. The top of the site was flattened in the past and there is a fairly rough, but drivable roadway that was blasted in the past, that provides the base for future road access to the top of the site which will present the most expansive views and the future home of a beautiful development. Along the roadway to the top, there are a few potential build sites that could incorporate some form of housing.

The site is currently zoned R3 - Low Density Multiple Residential, however within the 2023 West Kelowna OCP, the site is designated for Medium Density Residential which is a zone that was created to accommodate a mix of uses, forms and styles.

The City of West Kelowna has expressed a desire to see this site incorporate a range of multi family. There is also the opportunity to pursue more of a Resort and Tourist focus, which the current owner has seriously explored.



HIGHLIGHTS



12.98 Acres Total



Located in West Kelowna



Contact Agents for data room



Medium Density Residential Land Use



\$5,975,000

POTENTIAL LAYOUTS - SERVICING

SITE DETAILS

The Vendor has completed in depth work regarding the site, on and off site servicing requirements, site plans, city discussions and highest and best use scenarios for the property. Given the signature nature of this property and the unique mountainous element to it, the City does want to see the site capacity fully utilized and the final developer create a beautiful community that maximizes views, location and setting!

The site is best utilized as a blend of Townhouse and Apartment Buildings, with the likely set up being a series of Townhouse blocks along the road way up the site, at the pinnacle of the site entrance and then along the South East bluff. The Apartment buildings would be situated at the peak of the site, overlooking Shannon Lake, Shannon Lake Golf Course and out over Okanagan Lake.

SERVICING

Offsite servicing is extremely minimal with all off sites cared for and at the lot line. There will be some sidewalk, curb and excavation required at the site entrance.

On-site servicing does require more expertise and is more intensive. A complete onsite overview has been completed by Aplin Martin and is available upon signing a CA.

Once the servicing requirements are handled, the end result will be a signature site that is exceptionally hard to replace in the surrounding area.

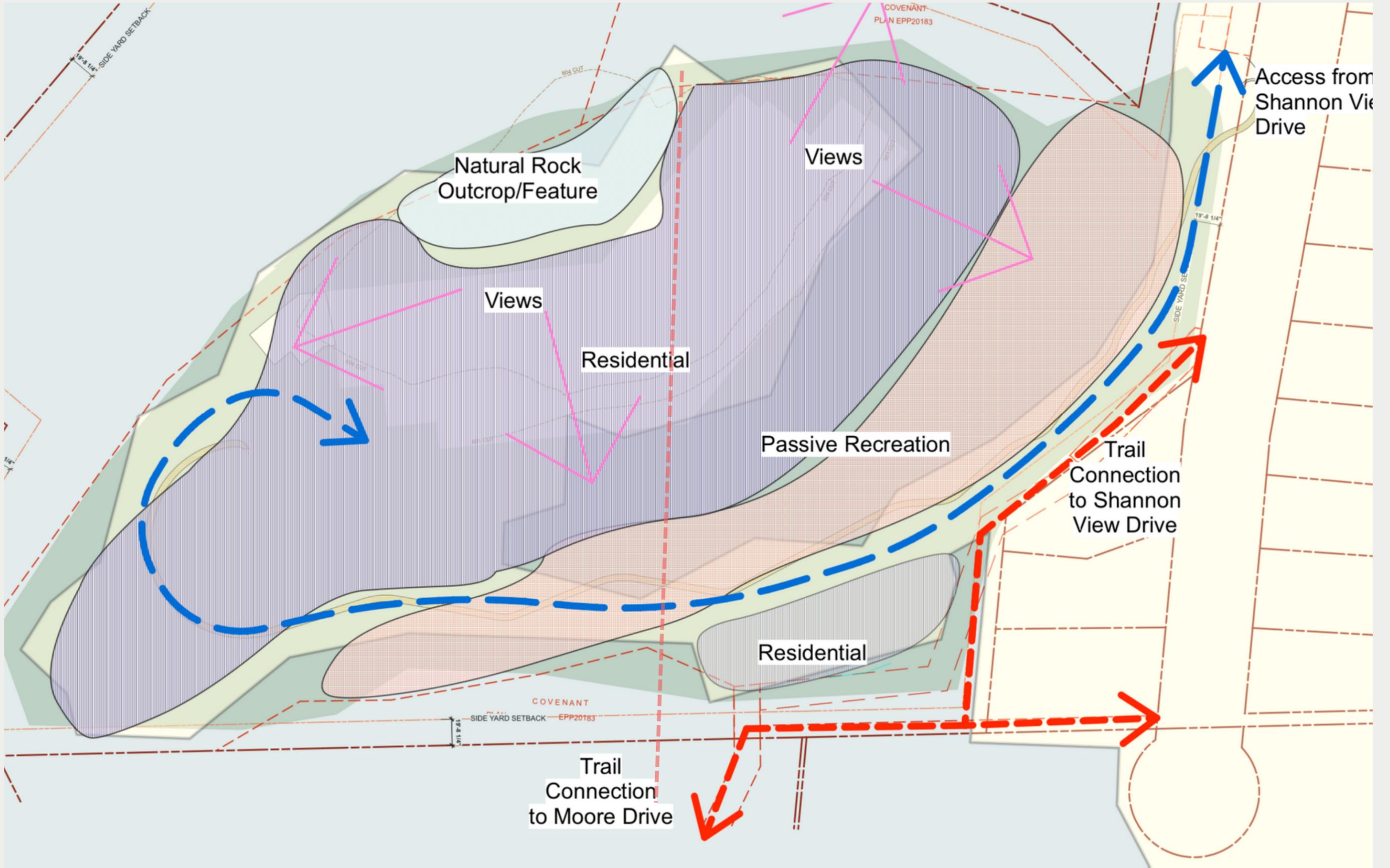
GEOTECH

The top of the hill was flattened by rock excavation between 2001 and 2003. The access road was also cut into the hill around this time.

A full Geotechnical report / field investigation was completed and available upon a signed CA.



SITE EXPOSURES



LOCATION - WEST KELOWNA



CONTACT US FOR MORE INFORMATION



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