



2405 Bering Rd.

West Kelowna, BC

Property Features

Discover a rare investment opportunity in the heart of West Kelowna! The 2405 Bering Road site is prime for a builder developer, maximize its potential.

This corner lot is 0.37 acres (16,117 SF) with 39 meters of frontage on Old Okanagan Highway, at Bering Road with city-owned laneway at the back. Currently, the property includes a main house (Former Inn and B&B) and a carriage home, both vacant.

Located opposite an anchored commercial center, this property offers excellent exposure and convenience, just one block north of Highway 97. Designated as Westbank Urban Center - Core Commercial in the Official Community Plan, it is ideally suited for commercial, mixed-use, or townhome development. The OCP designation allows for up to 15 stories, with the potential for rezoning to a Custom Development Zone. Assembly of neighboring properties possible.



SIZE	0.37 Acres
ZONING	R4
OCP	Commercial Corridor
PRICE	\$1,499,000.00
2024 Taxes	\$5,659.000

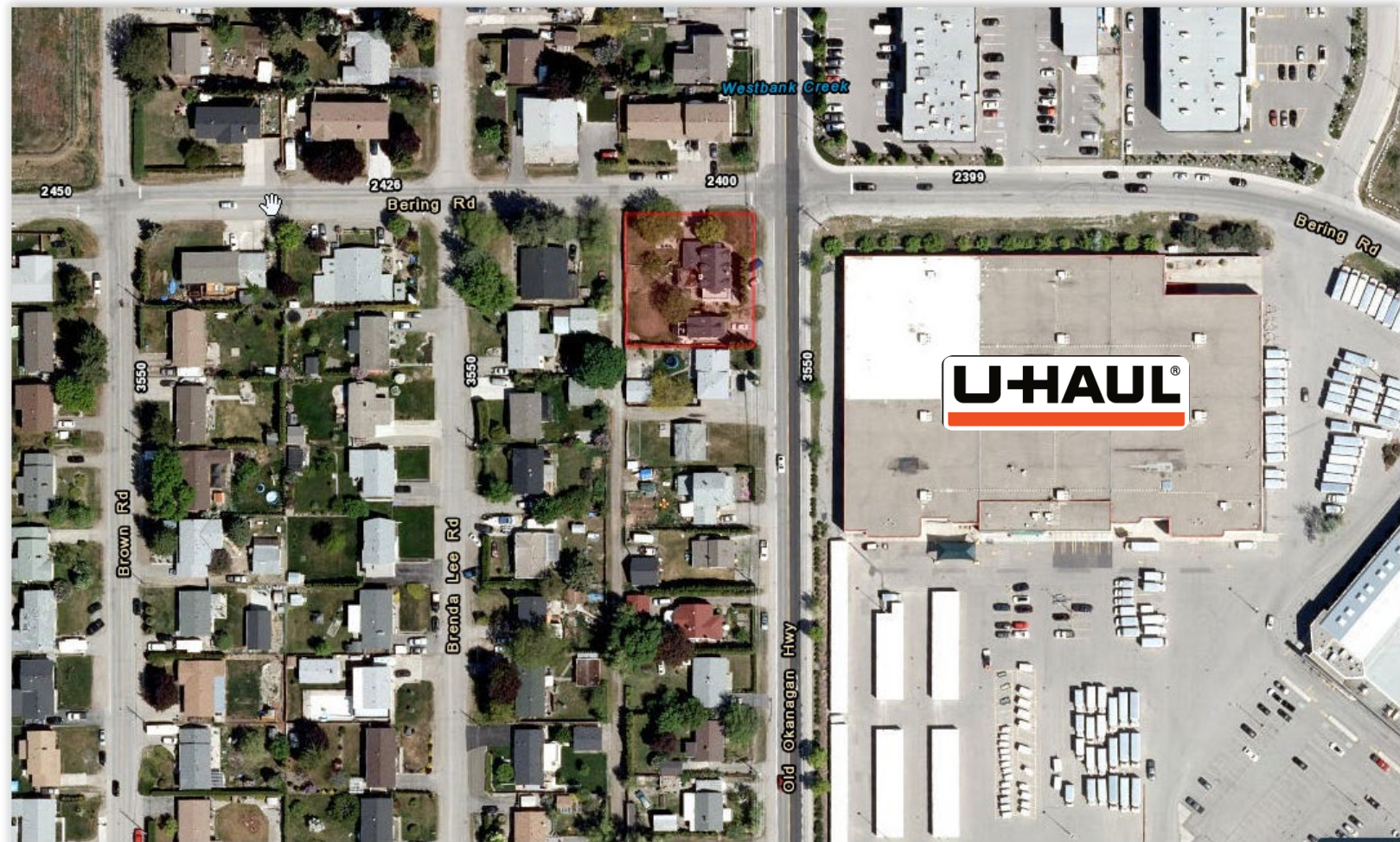
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Aerial



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PHOTOS



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