



9441 Hwy 97, 3133 & 3145 Beaver Lake Road, Lake Country BC

Lake Country's OCP Designated as Future Mixed- Use Commercial

This gently sloping 9+ acre, 3 parcel assembly offers over 1,500 feet of direct frontage on Highway 97 North at Beaver Lake road. Located directly at the southern terminus of Lake Country's Main Street Town Centre commercial (C-1) zone, this site sits at the lake Country-Kelowna boundary with Vernon Cr flowing at the length of the entire property boundary.



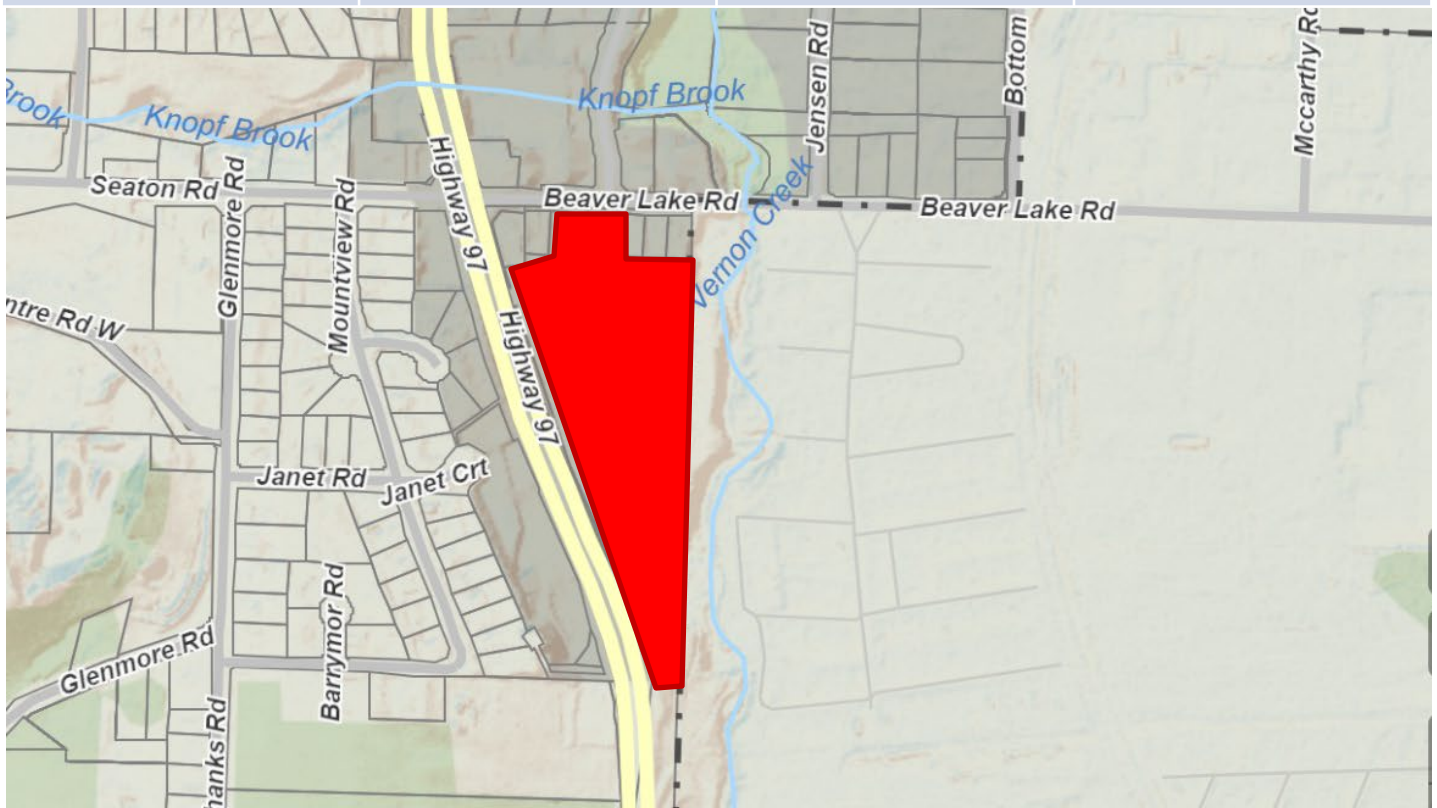
9441 Hwy 97 N	9.31 Acres	\$12,950,000.00
3133 Beaver Lake Road	0.21 Acres	\$875,000.00
3145 Beaver Lake Road	0.21 Acres	\$875,000.00
Total development site	9.73 Acres	\$14,700,000.00

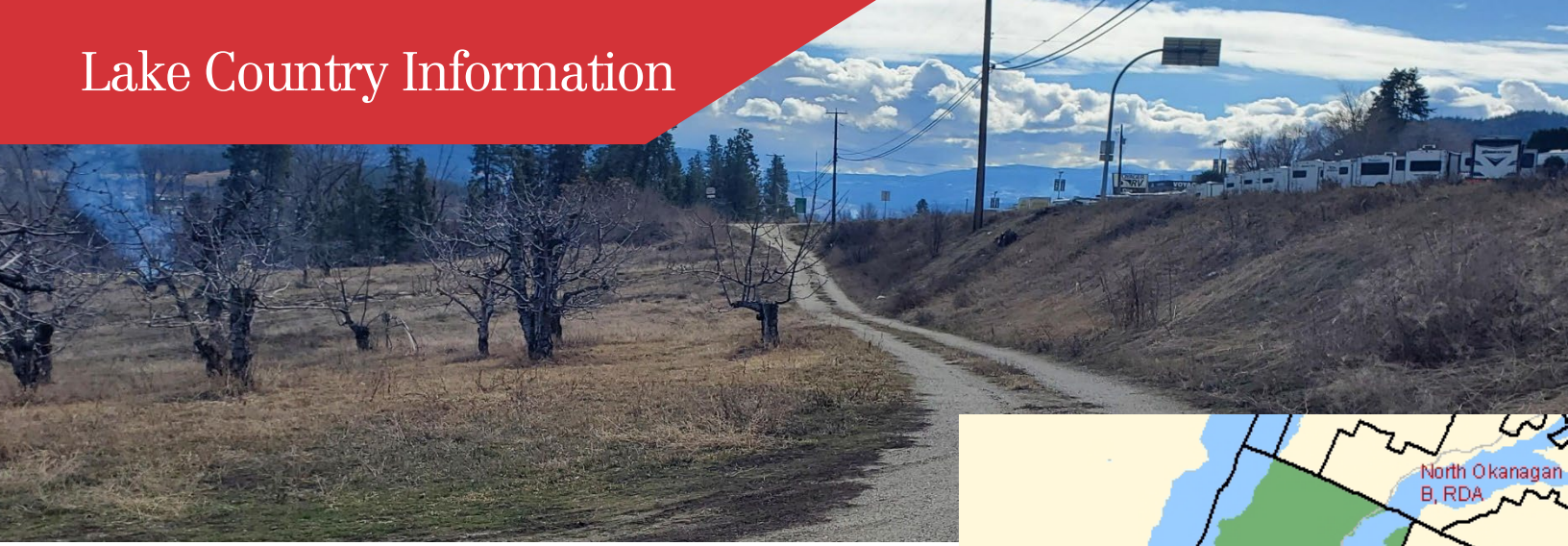
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Property Information



	9441 Hwy 97 N	3133 Beaver Lake Rd.	3145 Beaver Lake Rd.
Lot Size	9.308 Acres	0.21 Acres	0.21 Acres
PID	005-754-127	009-388-133	006-334-491
Zoning	RR2	C1	C1
OCP Designation	Mixed Use Commercial	Mixed Use Commercial	Mixed Use Commercial
OCP DP Areas	Agr Dev Permit Rev B. Multiple Unit DPA, Town Centre Commercial, Commercial, Industrial, Drainage	Agr Dev Permit Rev B. Multiple Unit DPA, Town Centre Commercial, Commercial, Industrial, Drainage	Agr Dev Permit Rev B. Multiple Unit DPA, Town Centre Commercial, Commercial, Industrial, Drainage





Lake Country BC



Lake Country, located in the Okanagan Valley of British Columbia, is a vibrant district municipality known for its scenic beauty and growing community. As of the 2021 census, Lake Country had a population of 15,817, reflecting a significant 22% increase from 2016. This rapid growth highlights the area's appeal as a desirable place to live.

Lake Country's population has been steadily increasing since its incorporation in 1995. The municipality is composed of four wards: Winfield, Okanagan Centre, Oyama, and Carr's Landing. The community is diverse, with a mix of long-term residents and newcomers attracted by the area's natural beauty and quality of life.

The local economy in Lake Country is diverse, with key sectors including agriculture, tourism, and small businesses. The region is known for its orchards and vineyards, contributing significantly to the local economy. Tourism also plays a vital role, with visitors drawn to the area's lakes, parks, and outdoor recreational opportunities.

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