

# \$2,499,000 - 11530 Turtle Bay Court, Lake Country

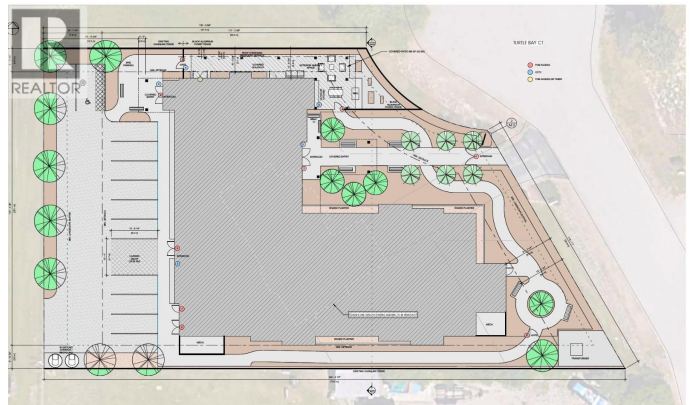
MLS® #10365437

**\$2,499,000**

0 Bedroom, 0.00 Bathroom,  
Vacant Land on 0.61 Acres

Lake Country East / Oyama, Lake Country,  
British Columbia

Re-zoned and ready to develop! APPROVED DEVELOPMENT PERMIT in place with plans for a 36 UNIT, 2-storey boutique Long term care facility! RARE opportunity- Lake Country's growing population and no long term care facility make this a high-demand, high-impact project with strong future returns. Full architectural plans and exterior renderings available. All the heavy lifting has been done to get this ready for development. Building Covenants removed, phase 1 Environmental assessment done, rezoned for P2 zoning offers multiple options, i.e. medical treatment services, health services, care centers, food or liquor primary establishments etc. FAR of 2, with 50% site coverage. Situated on 0.61 acres in a prime location in Lake Country, close to Turtle Bay, Wood Lake, 12 min to the airport. Existing house in great shape for rental income of approx. \$3000/m, until you start developing the land. Home has 3 bedrooms & 3 bathrooms, 2000 sq. ft. rancher with shed and lots of parking. Everything is ready for a savvy investor/group to step in and capitalize on this property with projected income available. Call Stephanie for full details and income projections. Easy to show. (id:6289)



## Essential Information

Listing #	10365437
Price	\$2,499,000

Bathrooms	0.00
Acres	0.61
Type	Vacant Land
Sub-Type	Freehold

### Community Information

Address	11530 Turtle Bay Court
Subdivision	Lake Country East / Oyama
City	Lake Country
Province	British Columbia
Postal Code	V4V1X9

### Amenities

Utilities	Cable
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### Additional Information

Zoning	Commercial
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### Listing Details

Listing Office	eXp Realty (Kelowna)
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