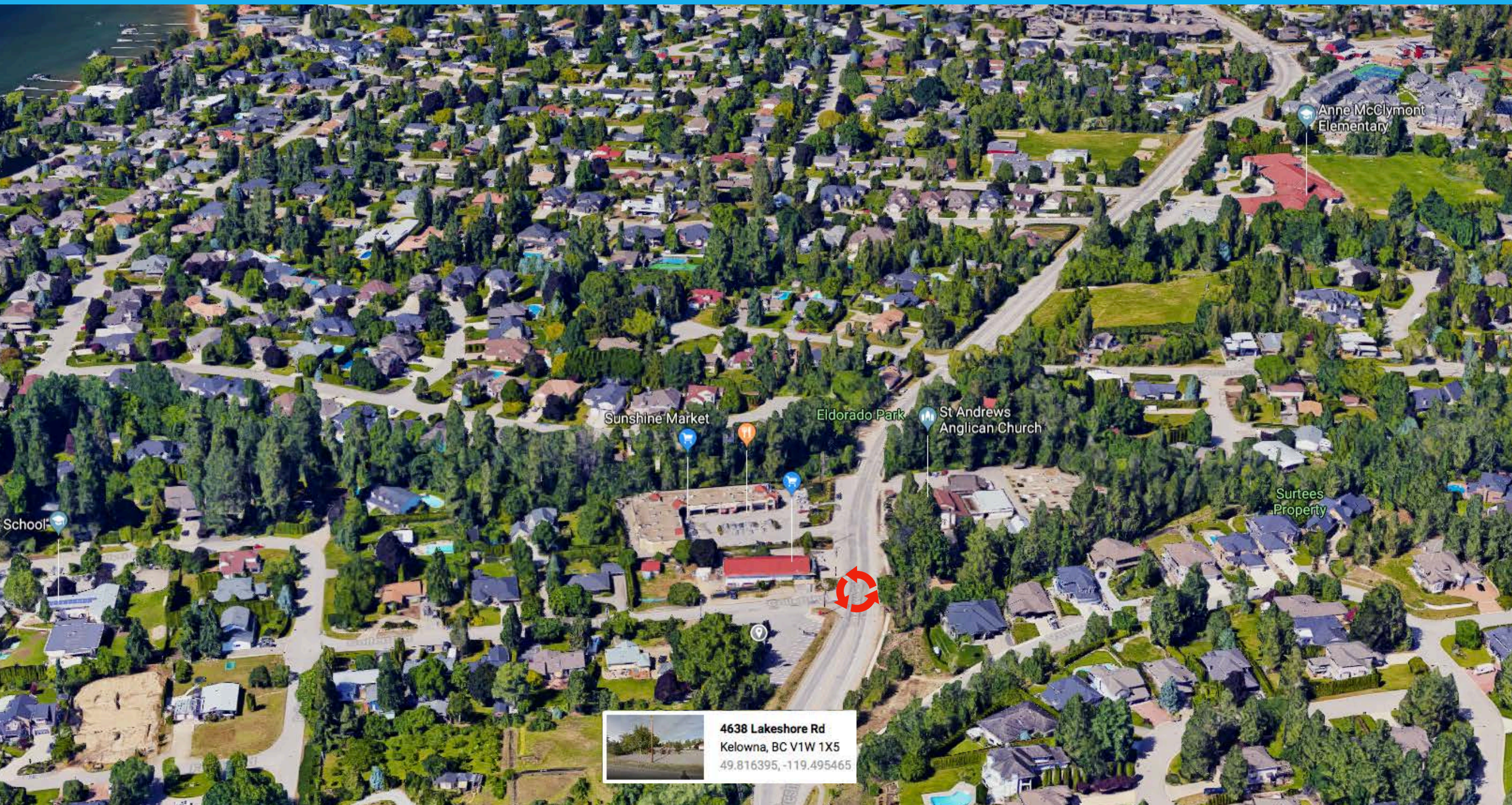


# 20,344 SqF of Neighbourhood Commercial Zoned Land Available



4638 Lakeshore Rd  
Kelowna, BC V1W 1X5  
49.816395, -119.495465

loretta  
nicholson

Loretta Nicholson  
Mobile: (250) 212-8182  
[Email](#)

MACDONALD REALTY KELOWNA  
250-860-4300  
[Email Office](#)  
[Visit Brokers Website](#)

MLS: 10163061



# Overview

20,344 SqF Development Site. Land and Building. Restaurant/ Lounge ~3800 sq ft. Seats 80+. Large Private Patio Area. Large Visual Corner site with lots of onsite parking. All Restaurant Equip. and Furniture included. Park, Beach, Shopping, Schools Nearby. Current Zoning C2. Pre-ducting Completed to move overhead Power lines underground on both Frontages. Gas Utility Relocated outside of Property Line. Environmental and Geological Reports available. Updated 3 Dimensional Survey Plan avail. Listing Realtor has part ownership in the property.

Verify measurements if important.

## SUMMARY

Asking Price: \$1,838,000

Lot Size: 20,344 SF

Building Size: ~3800 SF

## HIGHLIGHTS

- Great visibility
- 11,000 area residents (approx.)
- High traffic area
- Large population density

## LOCATION HIGHLIGHTS

- Affluent area
- High demand neighborhood
- Close to high-end housing
- Lake and Orchard views from select points
- New Roundabout for ease of access
- Near Schools and Parks

loretta  
nicholson

Loretta Nicholson

Mobile: (250) 212-8182

[Email](#)

MACDONALD REALTY KELOWNA

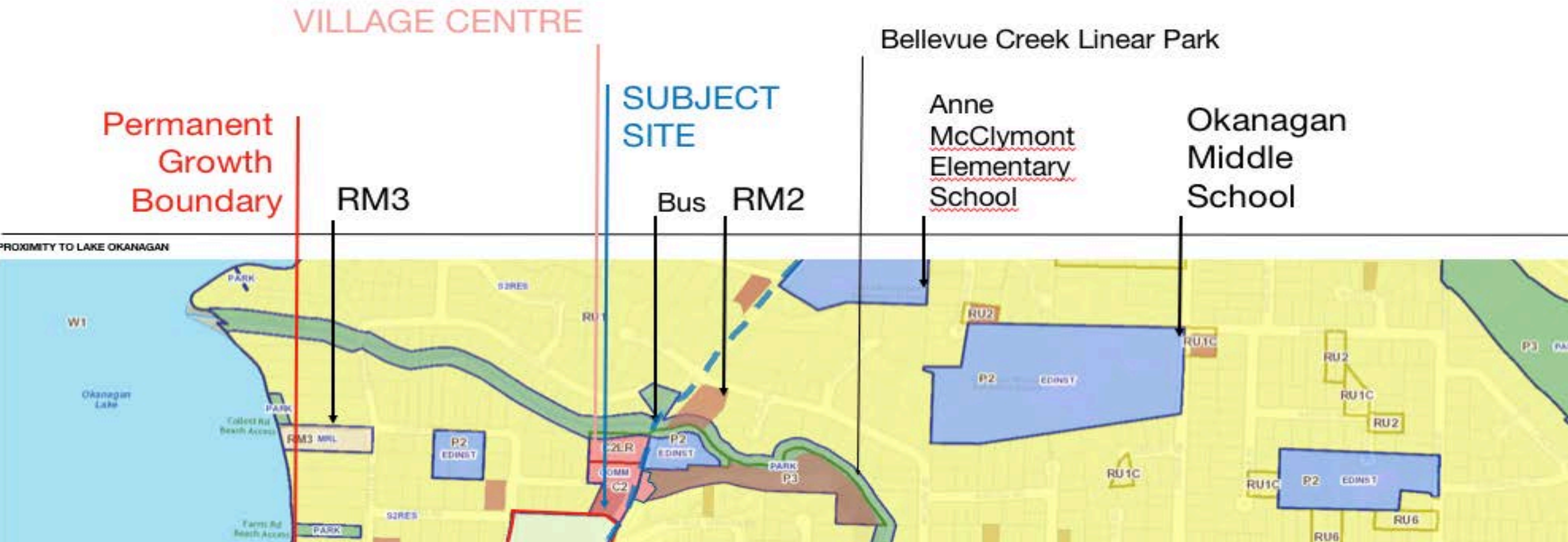
250-860-4300

[Email Office](#)

[Visit Brokers Website](#)

MLS: 10163061

# Site Context



4638 Lakeshore Road is located at the heart of a highly sought after inner-suburban residential/commercial hub and importantly within the permanent growth boundary.

The parcel is irregular in shape and has an uncommonly varied context. It is flanked by a major arterial route to the east, partially bordered to the South by an ALR parcel projecting into a predominantly Residential/Commercial Hub, a low/medium density residential

neighbourhood to the north and west, and is within an existing village centre.

The subject site is within close proximity to a wide range of public amenities that include; parklands, schools, retail, dining, and entertainment precincts.

loretta  
nicholson

Loretta Nicholson

Mobile: (250) 212-8182

Email

MACDONALD REALTY KELOWNA

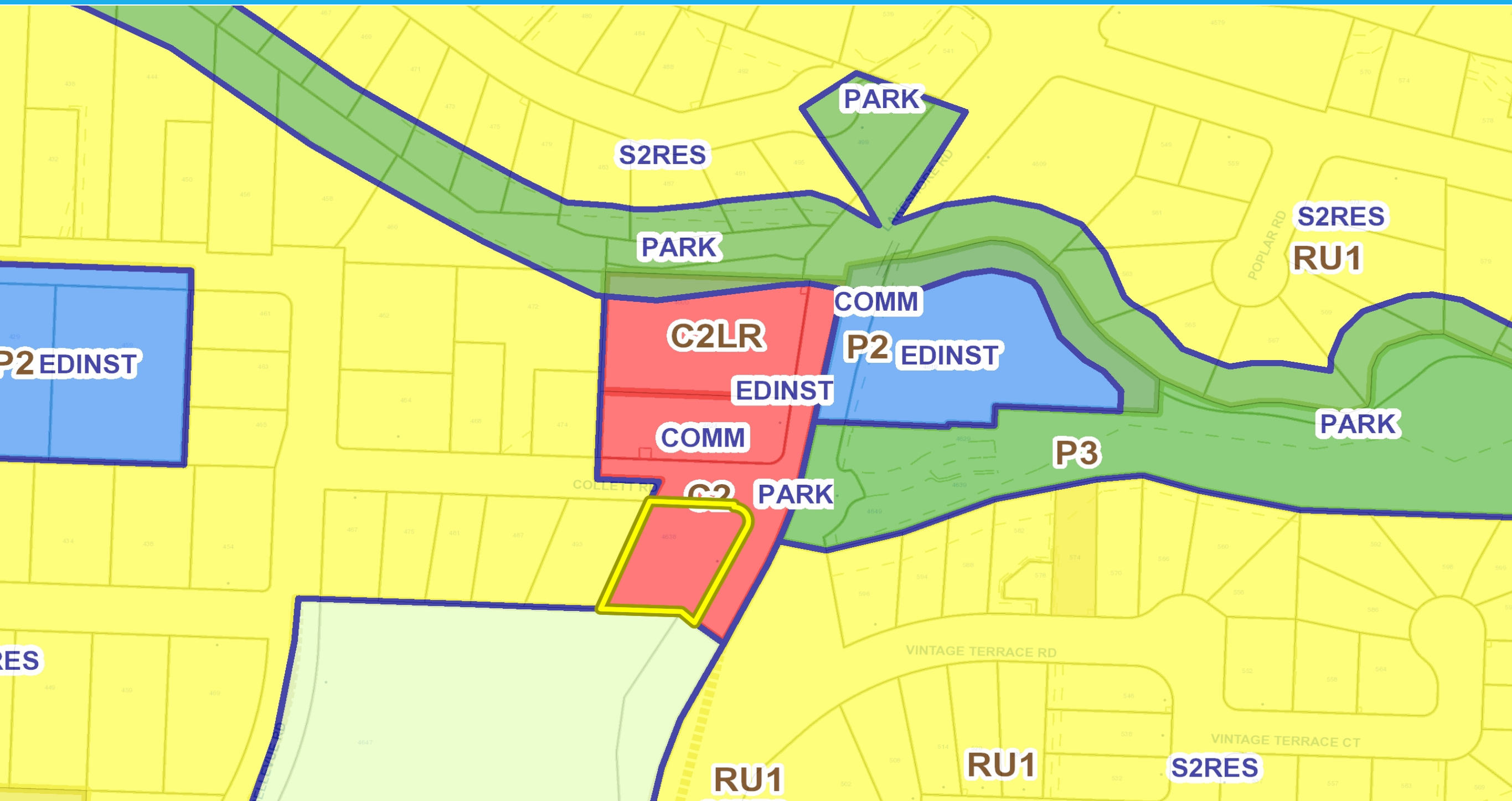
250-860-4300

Email Office

Visit Brokers Website

MLS: 10163061

# Village Centre



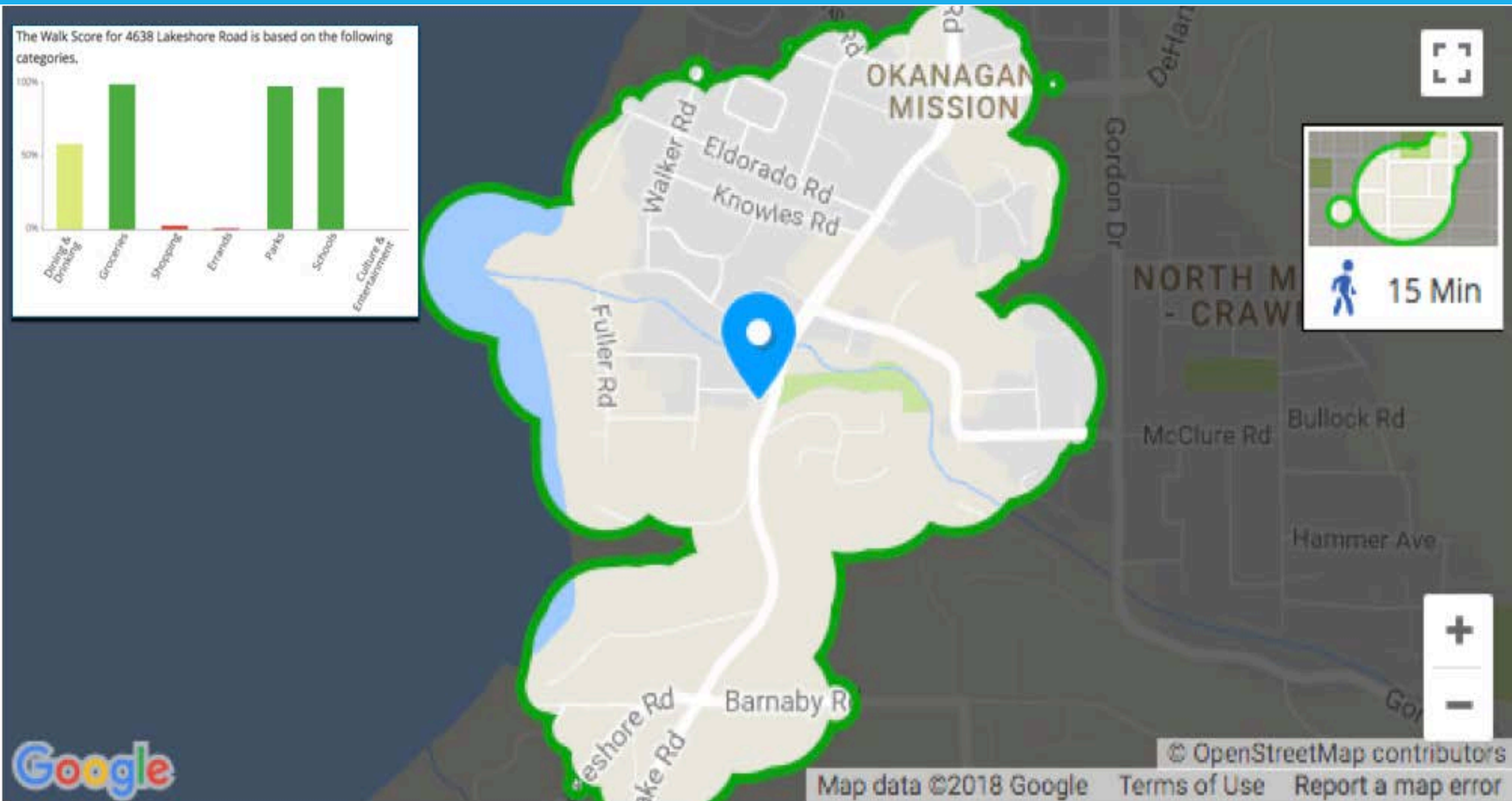
Loretta Nicholson  
Mobile: (250) 212-8182  
[Email](#)

MACDONALD REALTY KELOWNA  
250-860-4300  
[Email Office](#)  
[Visit Brokers Website](#)

MLS: 10163061



# Walkability



loretta  
nicholson

Loretta Nicholson

Mobile: (250) 212-8182

[Email](#)

MACDONALD REALTY KELOWNA

250-860-4300

[Email Office](#)

[Visit Brokers Website](#)

MLS: 10163061



# Property Photos



loretta  
nicholson

Loretta Nicholson

Mobile: (250) 212-8182

[Email](#)

MACDONALD REALTY KELOWNA

250-860-4300

[Email Office](#)

[Visit Brokers Website](#)

MLS: 10163061



# Street Map

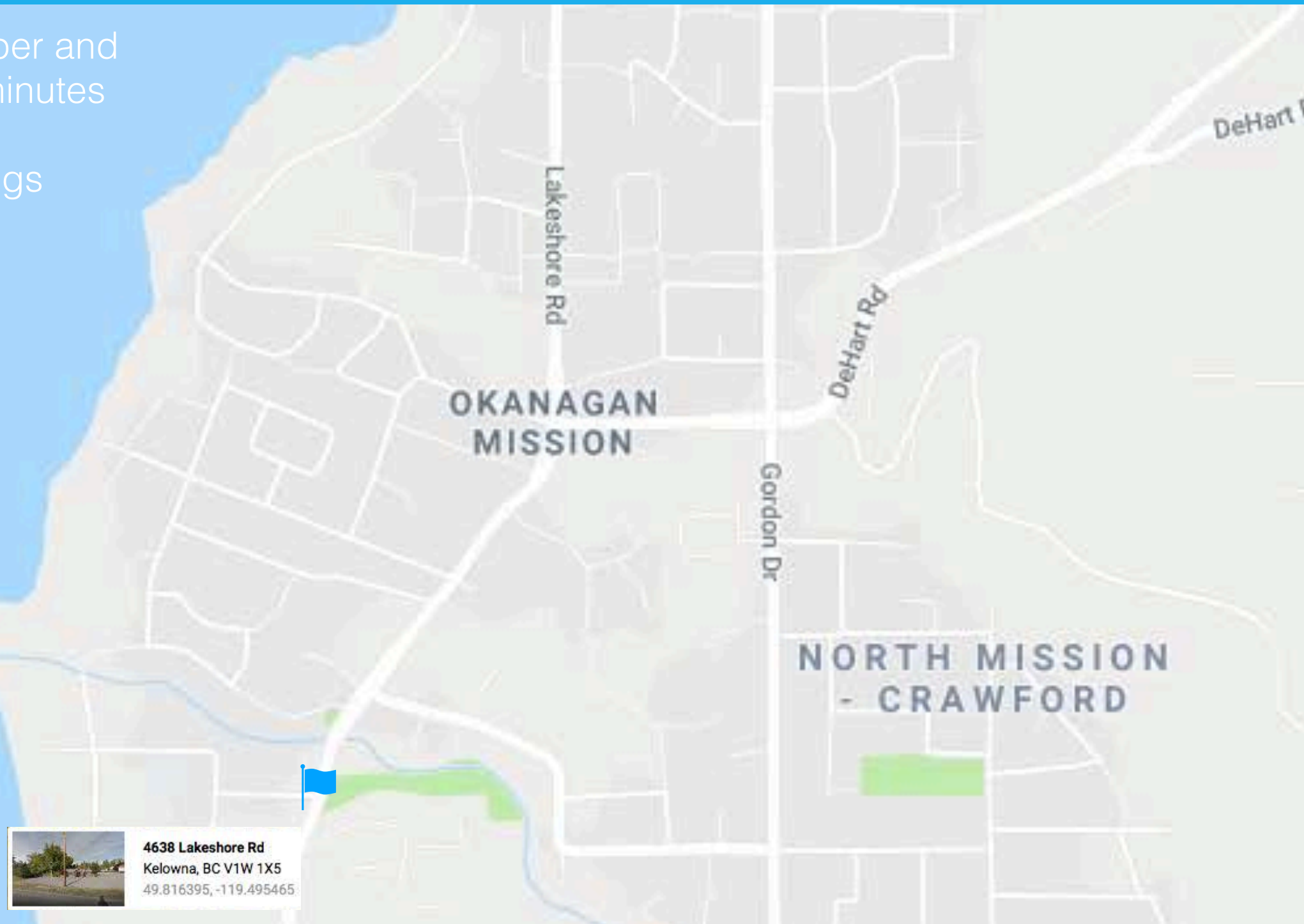
Nestled between the Upper and Lower Mission — mere minutes from Downtown Kelowna — 4638 Lakeshore belongs to a remarkably intimate neighbourhood.

Little shops and eateries intricately weave into the residential fabric of this community.

There is a discovery around every corner.

You will want to walk and bike.

Everywhere.



**4638 Lakeshore Rd**  
Kelowna, BC V1W 1X5  
49.816395, -119.495465

loretta  
nicholson

Loretta Nicholson

Mobile: (250) 212-8182

[Email](#)

MACDONALD REALTY KELOWNA

250-860-4300

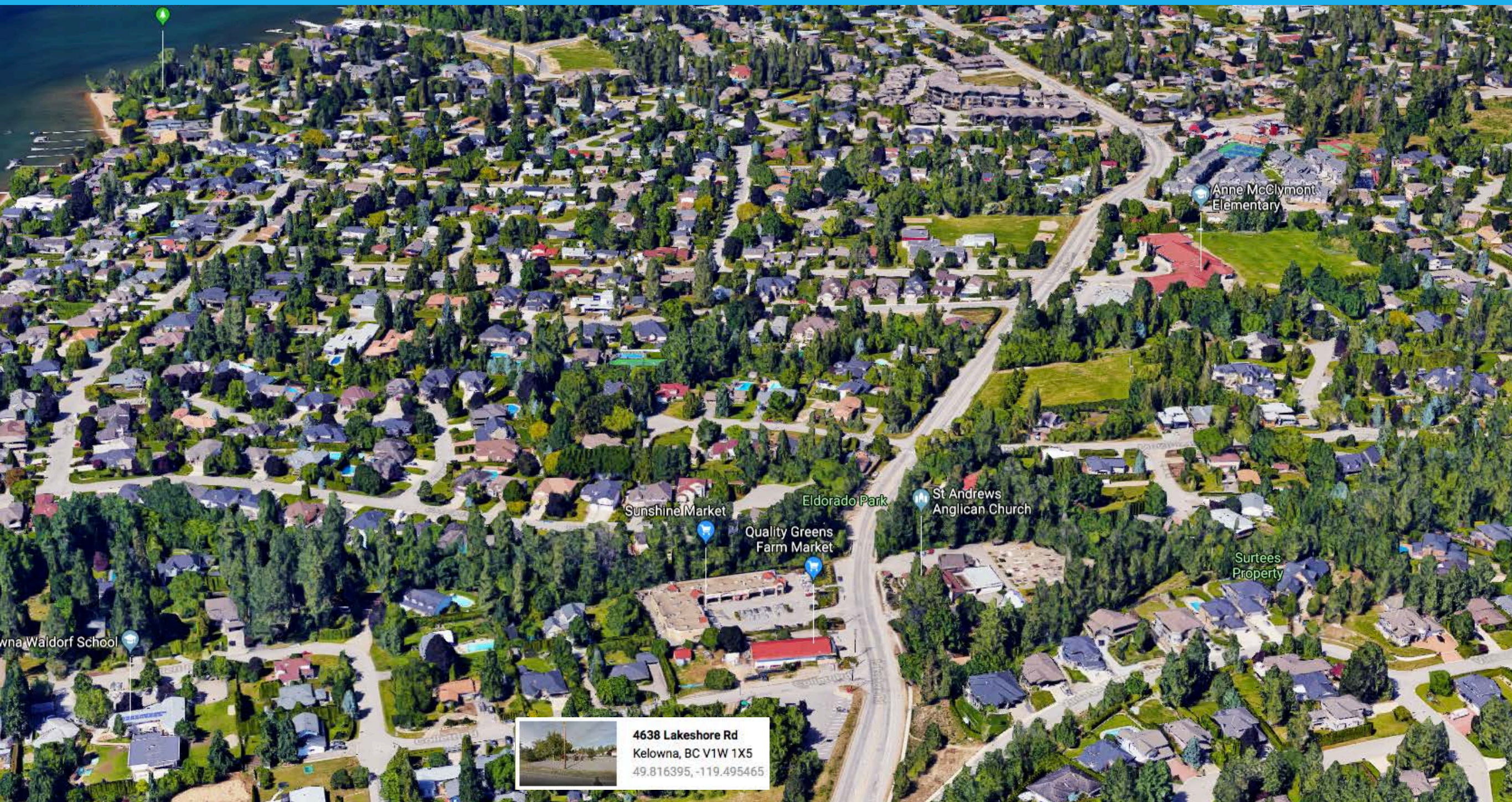
[Email Office](#)

[Visit Brokers Website](#)

MLS: 10163061



# 20,344 SqF of Neighbourhood Commercial Zoned Land Available



4638 Lakeshore Rd  
Kelowna, BC V1W 1X5  
49.816395, -119.495465

loretta  
nicholson

Loretta Nicholson

Mobile: (250) 212-8182

[Email](#)

MACDONALD REALTY KELOWNA

250-860-4300

[Email Office](#)

[Visit Brokers Website](#)

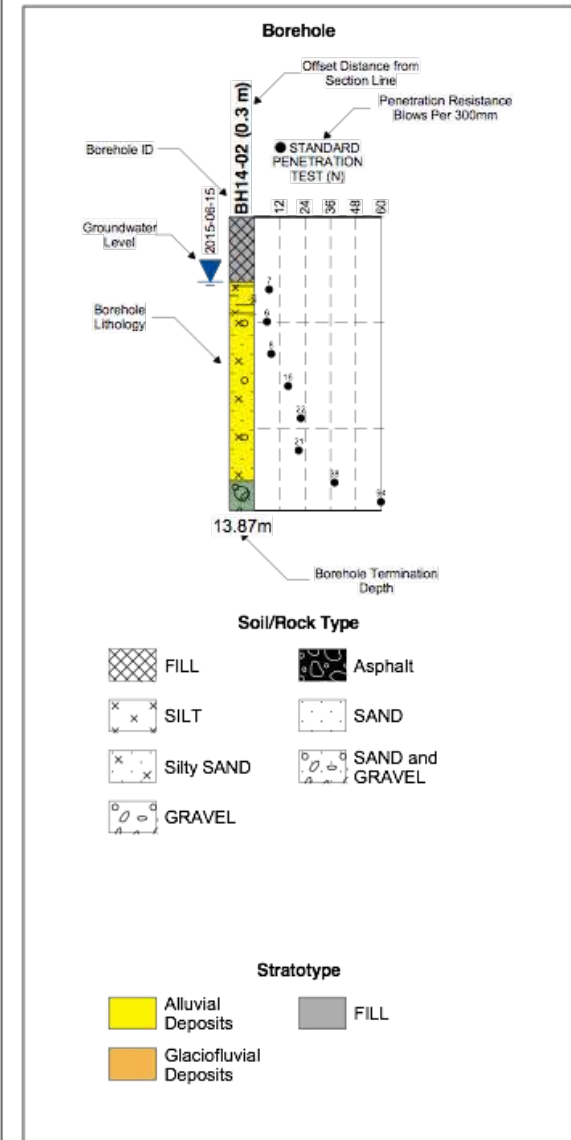
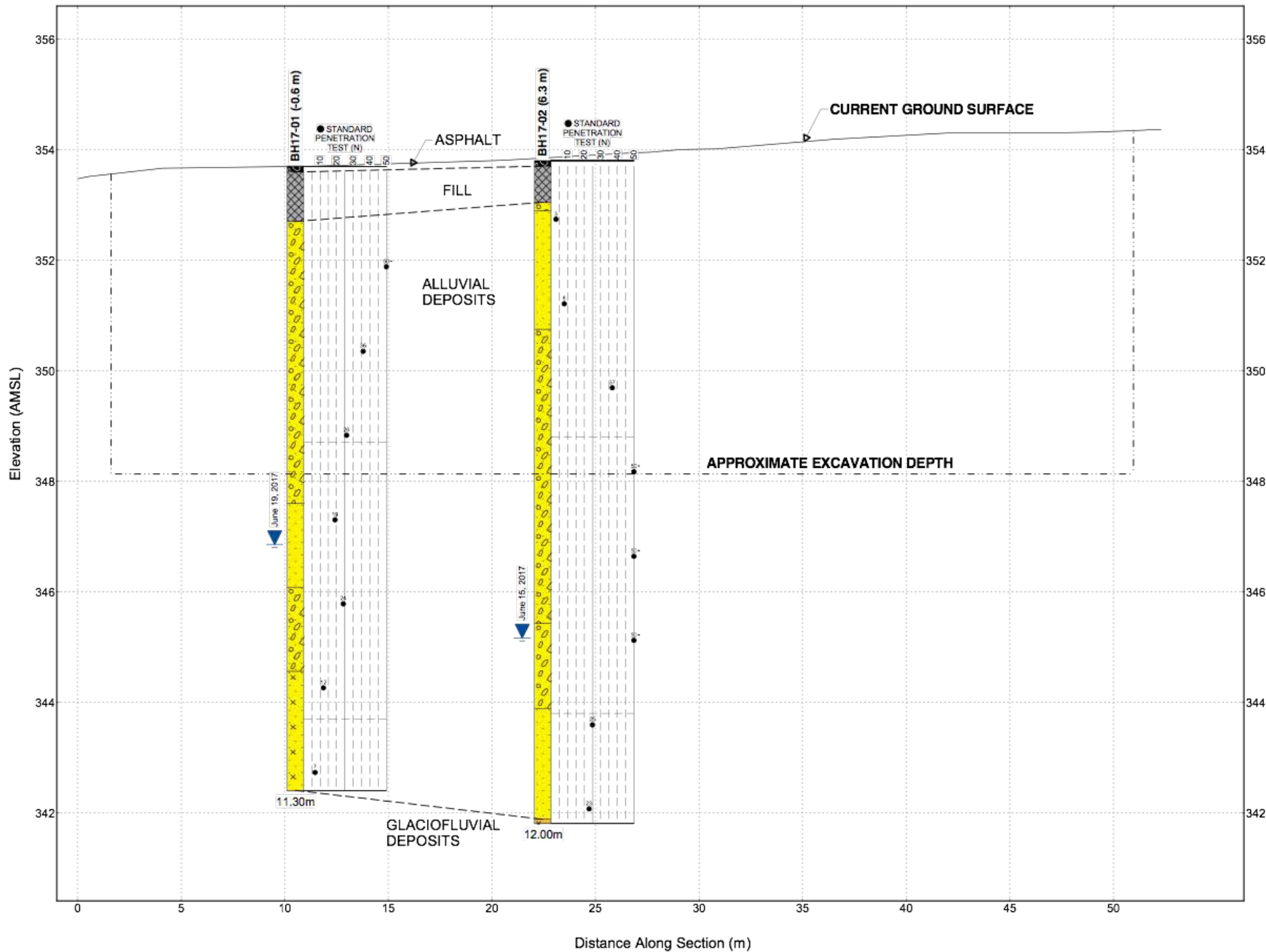
MLS: 10163061



# GEOTECHNICAL SECTION A-A'

ecora

4638 Lakeshore Road



Project No.: GK-17-248-SDH  
 Client: Strandhaus  
 Office: Kelowna  
 Horizontal Scale: 1:200  
 Vertical Scale: 1:75  
 Paper Size: 11 x 17  
 Date: 2017-07-20  
 REV: 0  
 DWN: IP  
 CHK: MJL

Figure 4.1

loretta  
nicholson

Loretta Nicholson  
 Mobile: (250) 212-8182  
 Email

MACDONALD REALTY KELOWNA  
 250-860-4300  
 Email Office  
 Visit Brokers Website

MLS: 10163061



# Disclaimer

Loretta Nicholson - MacDonald Realty Kelowna has made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification.

Listing Realtor has part ownership in the property

ALL MEASUREMENTS ARE APPROXIMATE.

loretta  
nicholson

Loretta Nicholson

Mobile: (250) 212-8182

[Email](#)

MACDONALD REALTY KELOWNA

250-860-4300

[Email Office](#)

[Visit Brokers Website](#)

MLS: 10163061