



FOR SALE

KELOWNA'S PRIME WATERFRONT SITE

3854 & 3858 TRUSWELL ROAD | KELOWNA

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101


[www.rlkcommercial.com](http://www.rlkcommercial.com)


ROYAL LEPAGE KELOWNA


COMMERCIAL





# PROPERTY DETAILS


 **MUNICIPAL ADDRESS**  
3854 & 3858 Truswell Road  
Kelowna, BC

 **PID**  
026-978-784  
027-045-773

 **LEGAL DESCRIPTION**  
Lot A Section 1 Township 25 Osoyoos  
Division Yale District Plan KAP83125  
  
Lot A Section 1 Township 25 Osoyoos  
Division Yale District Plan KAP83730

 **ZONED**  
VC 1 in Cook Truswell Village  
Centre Area

 **SITE AREA**  
1.295 Acres

 **LIST PRICE**  
\$15,988,000

## OVERVIEW

This property offers a rare chance to secure one of the last premier waterfront mixed-use development sites in Kelowna, a city celebrated for its breathtaking natural landscapes, and vibrant, growing community. With inter- and intra-provincial migration driving population growth, the demand for premium waterfront accommodation and community amenities has reached critical levels. This site presents a compelling opportunity to address these challenges while shaping the future of the area with innovative, community-focused development

With a visionary approach, this property has the potential to become a landmark destination, seamlessly blending residential, commercial, and recreational spaces to meet the diverse needs of future residents and visitors.

# FEATURES

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## EXTENSIVE DEVELOPMENT POSSIBILITIES

Spanning 1.295 acres with 153 feet of prime water frontage, this site offers an ideal layout for a variety of uses, including residential complexes, commercial hubs, or mixed-use high-rises. Its size and flexibility provide endless possibilities for creative designs that resonate with the area's needs.

## PRESTIGIOUS LOCATION

Set in Kelowna's sought-after lower mission neighborhood, the property boasts panoramic views of Okanagan Lake and proximity to premier water amenities, making it a top destination for residents and tourists.

## STRATEGIC ADVANTAGE

Located next to the Aqua Waterfront Village mixed-use project, the Hotel Eldorado and Manteo Resort, this site benefits from proximity to high-demand developments with record-setting condominium sales, a local historic hotel and resort along with a marina, boat club and many other waterfront amenities.

## TOURISM-DRIVEN DEMAND

Situated in the heart of the Okanagan Lake tourism corridor, this redevelopment-ready property is perfectly positioned to cater to visitors while enriching the local economy and lifestyle. Developers can create a dynamic hub that blends leisure, commerce, and community in a way that defines Kelowna's future.



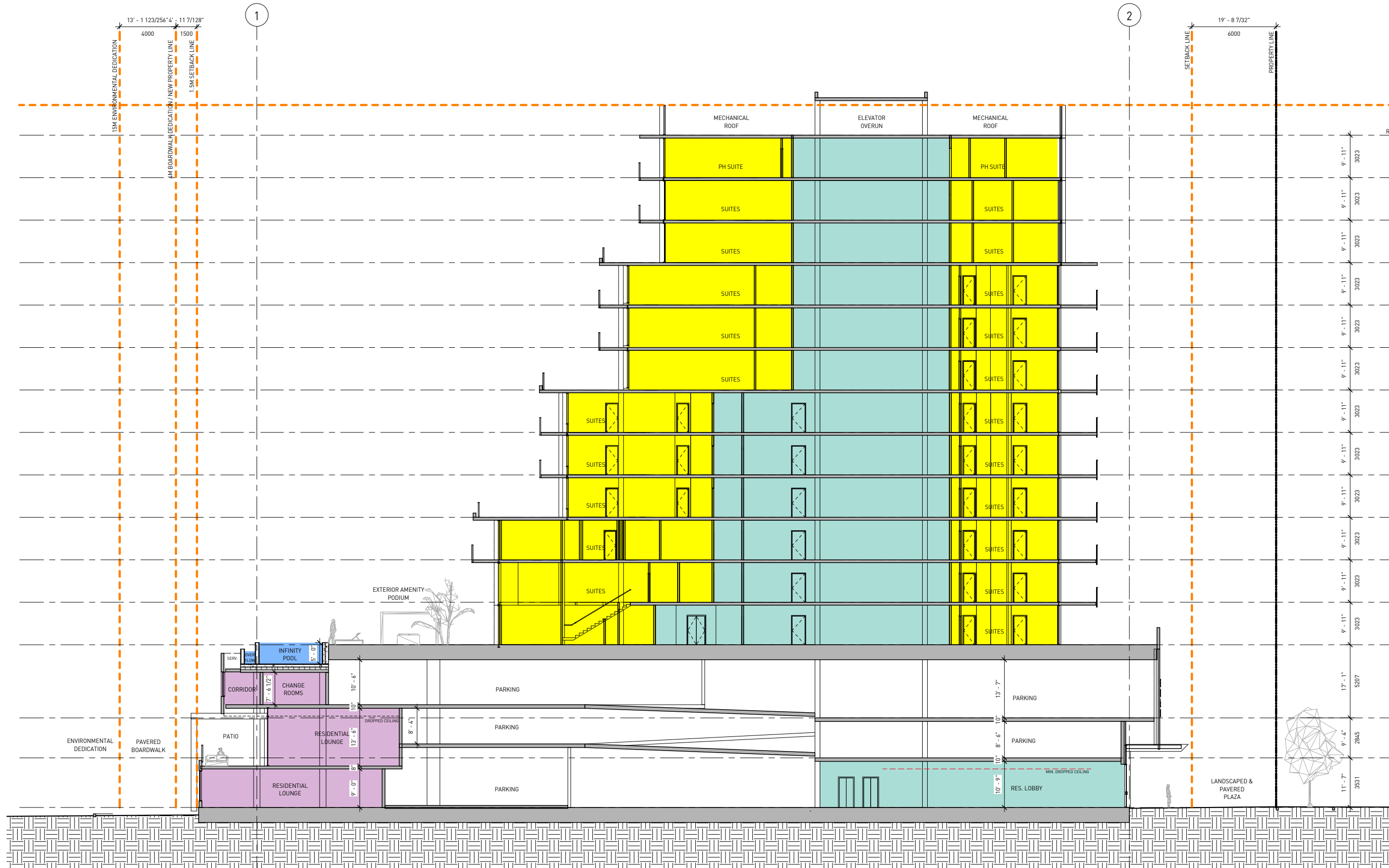
# PROPOSED BUILDING PLANS



# SITE PLAN



# BLOCK PLAN



# MOOD BOARD





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