

# FOR SALE

9510 Bottom Wood Lake Road  
Lake Country, BC

## PROPERTY DETAILS

- Rare 0.382 acre commercial redevelopment site in Lake Country just east of Hwy 97
- High visibility corner location with frontage on Bottom Wood Lake Road and Beaver Lake Road
- Zoned C10 Service Commercial allowing for a multitude of uses
- Directly across from planned 560 unit residential development

# FOR SALE

\$1,195,000

## COMMERCIAL DEVELOPMENT SITE IN LAKE COUNTRY

9510 Bottom Wood Lake Road,  
Lake Country, BC

*This 0.382 acre commercial redevelopment site is located in the District of Lake Country, on a high traffic corner. This provides an incredible opportunity to introduce a business to complement one of the largest ever residential developments in Lake Country.*

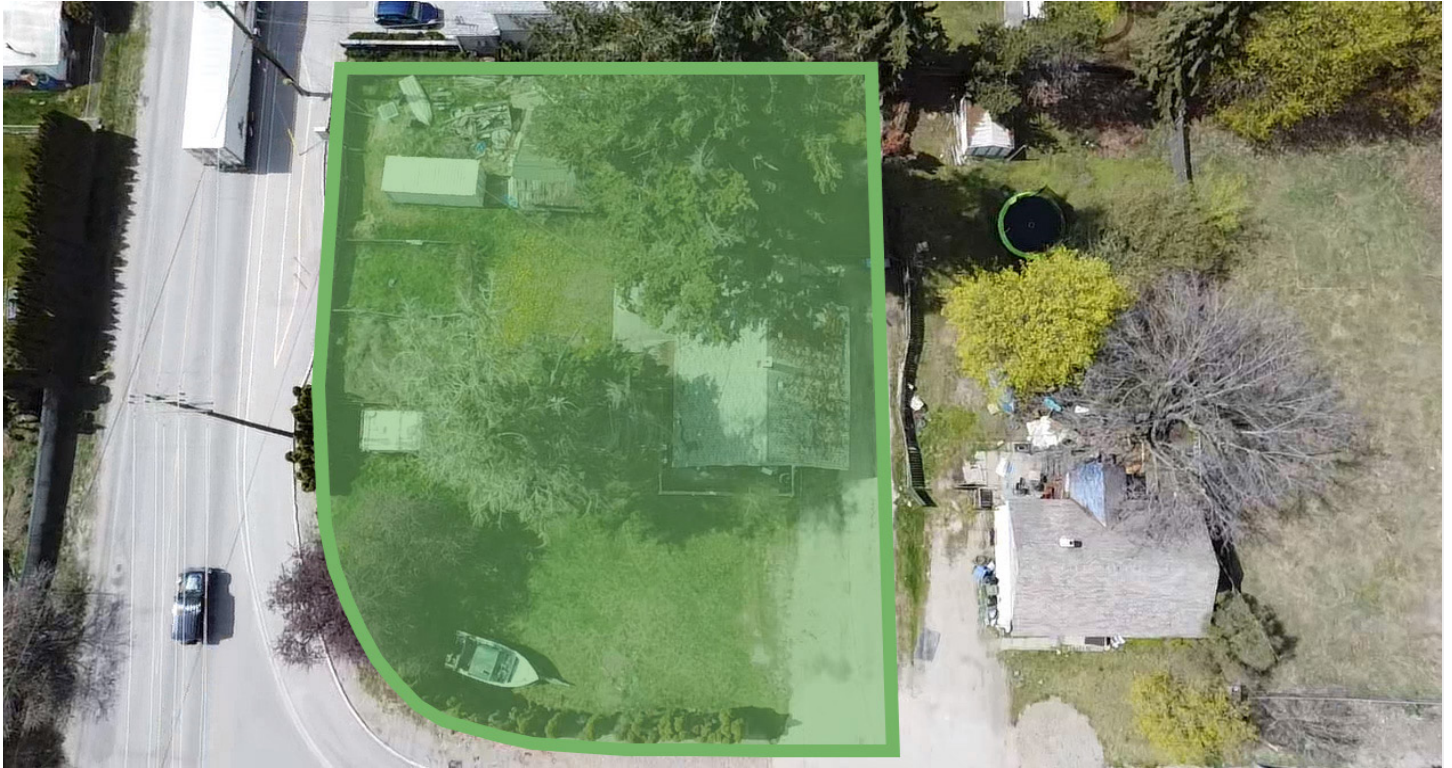
### HIGHLIGHTS

- Hard to find commercial redevelopment site in Lake Country just east of Hwy 97
- High visibility corner location with frontage on Bottom Wood Lake Road and Beaver Lake Road
- Zoned C10 Service Commercial allowing for a multitude of uses
- Potential for holding income while your proposed development is approved
- Minutes from Save-on-Foods, local amenities, George Elliot Secondary School, and Kelowna International Airport
- 10 minutes to 12 local wineries and multiple upscale restaurants
- 0.22 Acre adjacent property may also be available for sale



# PROPERTY DETAILS

---

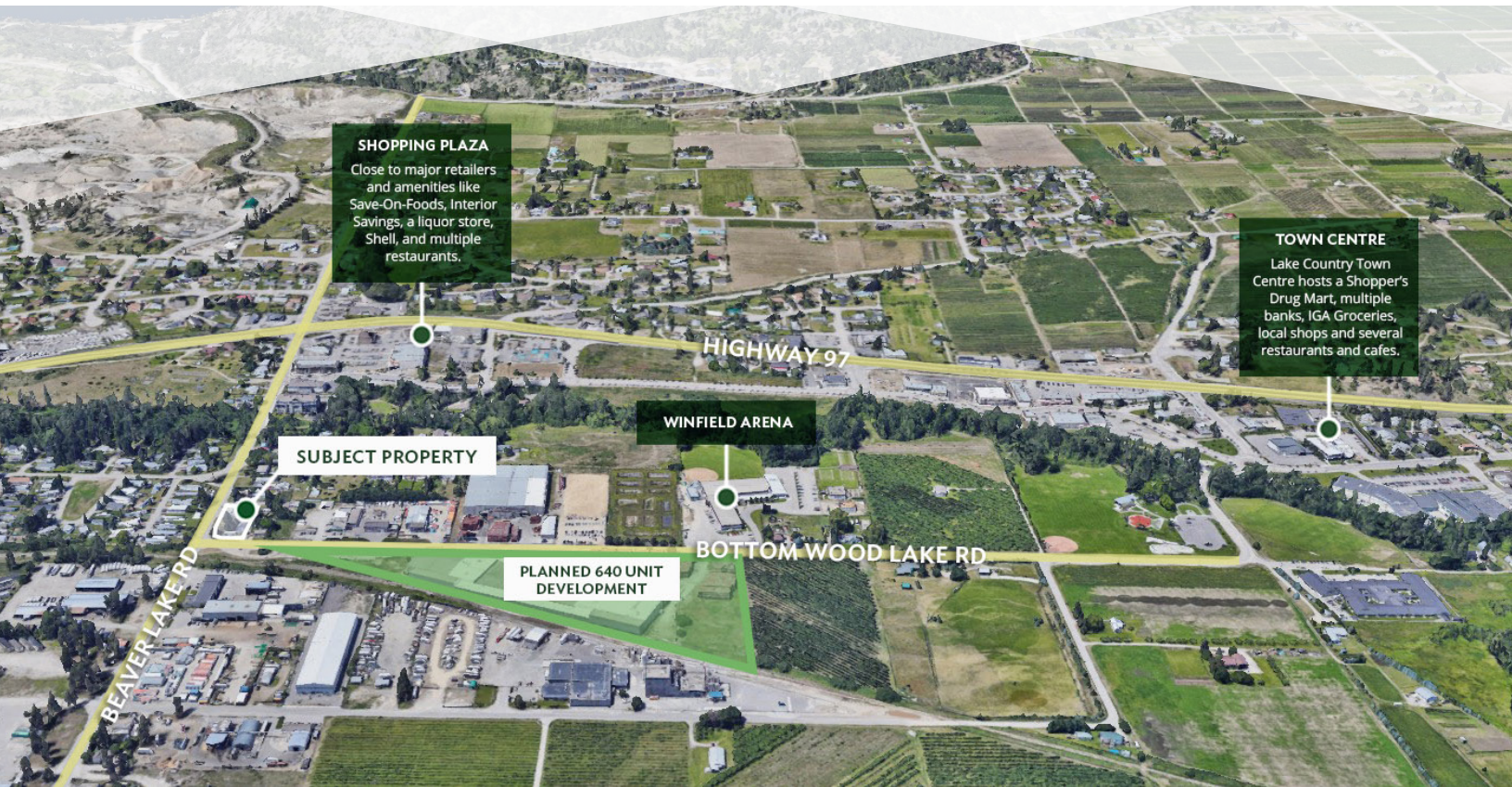


<b>CIVIC ADDRESS</b>	9510 Bottom Wood Lake Road, Lake Country, BC V4V 1S7
<b>LEGAL DESCRIPTION</b>	LOT 5 DISTRICT LOT 118 ODYD PLAN 8514 EXCEPT PLAN 36673
<b>PID</b>	004-661-923
<b>LAND AREA</b>	0.382 AC (16,640 SF)
<b>LOT DIMENSIONS</b>	Approx. 116 FT x 153 FT
<b>ZONING (CURRENT)</b>	C10 Service Commerical
<b>FUTURE LAND USE</b>	Service Commercial
<b>ASSESSMENT VALUE</b>	\$855,800 (2024)
<b>TAXES</b>	\$3,285.00 (2024)

# AERIAL MAP

---

9510 Bottom Wood Lake Road is well located just off Highway 97 and the main strip of stores & amenities. Steps from the Winfield Arena, the property is situated just 3 minutes from George Elliot Secondary School, 6 minutes from Kelowna International Airport, and 24 minutes to Downtown Kelowna. Directly across the street, the District of Lake Country has issued permits for the first two phases of a large 560 unit, multi-family development.





*Photo: Castanet*

# NEW DEVELOPMENT

---

Recently, a 560-unit rental development was approved for the former BC Tree Fruits property located across from subject property. The overall project will cover a total site area of 8.65 acres with a total of about 560 units. District council gave second and third readings to the OCP and zoning amendments, allowing for The Westpoint Apartment Housing development to move forward.

To read more about this new and exciting multi-family development located across from 9510 Bottom Wood Lake Road, read the below article:

- » Kelowna Now: [Large housing development moved forward by Lake Country council](#)



# DISCOVER LAKE COUNTRY

---

Lakes, orchards, vineyards and stunning landscapes characterize the natural environment of Lake Country.

The community enjoys a healthy, outdoor style of living, which has enticed return visitors for many years.

Shop for fresh-picked produce in the summer at local fruit stands and the weekly Farmers' Market. Spend a lazy day at the many beaches in the county. Hike the family-friendly Spion Kop trails or rent a boat and explore the turquoise water of Wood Lake. Taste award-winning wines at 12 local wineries, only a 12 minute drive from the property. Attend September's ArtWalk, showcasing 300+ artists. Entertain friends and family at Creekside Theatre.



# ZONING

---

## 16.4.C10 – Service Commercial

### 16.4.1. Purpose

The purpose is to designate and preserve land for the accommodation of a mix of commercial uses, including vehicular oriented uses not provided for in other zones.

### 16.4.2. Principal Uses

- (a) amusement arcades, major
- (b) animal clinics, major
- (c) animal clinics, minor
- (d) animal daycare
- (e) auctioneering establishments
- (f) automotive and minor recreation vehicle sales/rentals
- (g) automotive and equipment repair shops
- (h) breweries and distilleries, minor
- (i) broadcasting studios
- (j) business support services
- (k) car washes
- (l) care centres, major
- (m) commercial schools
- (n) commercial storage
- (o) convenience vehicle rentals
- (p) drive-in food services
- (q) equipment rentals
- (r) emergency and protective services
- (s) flea markets
- (t) fleet services
- (u) food primary establishment
- (v) funeral services
- (w) gaming facilities
- (x) gas bars
- (y) government agencies
- (z) greenhouses and plant nurseries
- (aa) household repair services
- (bb) liquor primary establishment, minor
- (cc) licensee retail liquor store
- (dd) non-accessory parking
- (ee) participant recreation services, indoor

Amended by Bylaw 1066

# ZONING

---

- (ff) pawnshop
- (gg) private clubs
- (hh) rapid drive-through vehicle services
- (ii) recycled materials drop-off centres
- (jj) religious assembly
- (kk) retail stores, service commercial
- (ll) service stations, minor
- (mm) truck and manufactured home sales rentals
- (nn) used goods stores
- (oo) vehicle and equipment sales rentals, industrial
- (pp) vehicle and equipment services, industrial
- (qq) warehouse sales

#### 16.4.3. Secondary Uses

- (a) amusement arcades, minor
- (b) office
- (c) outdoor storage
- (d) residential security operator unit
- (e) utility services, minor impact

Added by Bylaw 719



#### 16.4.4. Subdivision Regulations

- (a) WIDTH  
The minimum lot width is 30.0 m, except it is 40.0 m if not abutting a lane.
- (b) DEPTH  
The minimum lot depth is 30.0 m.
- (c) AREA  
The minimum lot area is 1000 m<sup>2</sup>.

#### 16.4.5. Development Regulations

- (a) FLOOR AREA RATIO  
The maximum floor area ratio is 0.65.
- (b) SITE COVERAGE  
The maximum site coverage is 60%.
- (c) HEIGHT  
The maximum height is the lesser of 12.0 m or 3 storeys.
- (d) FRONT YARD  
The minimum front yard is 2.0 m.
- (e) SIDE YARD

# ZONING

---

The minimum side yard is 0.0 m, except it is 2.0 m when abutting a flanking street, and 4.5 m when adjacent to a residential, agricultural, or institutional zone.

(f) REAR YARD

The minimum rear yard is 0.0 m, except it is 4.5 m for lots abutting a residential zone with no intervening lane or street.

16.4.6. Other Regulations

(a) ADDITIONAL REGULATIONS

In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.

(b) Only one residential security operator unit is permitted on a site.

(c) There is to be no outside storage of material or equipment, except that commercial vehicles and equipment, not in a state of disrepair, is allowed provided that the area to be used for storage does not exceed the building area used by the business to carry on its operation and the storage is screened from view from any street or lane and from adjacent properties.

# THE FINE PRINT

---



This document/email has been prepared by HM Commercial Group for advertising and general information only and makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.

We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

Any interested party should undertake their own inquiries as to the accuracy of the information. HM Commercial Group excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of HM Commercial Group and /or its licensor(s).

**Unison HM Commercial Realty is a boutique Kelowna brokerage of team of licensed Commercial Real Estate Professionals.**

Presented by:

OKANAGAN LIFE COMMERCIAL TEAM

LINDSEY TERMUL & CHAD TERMUL

Personal Real Estate Corporation

Licensed Commercial REALTOR®



# LEADERS IN COMMERCIAL REAL ESTATE

**Unison**

HM COMMERCIAL REALTY

250-712-3130  
info@hmcommercial.com  
HMcommercial.com

100 - 730 Vaughan Ave  
Kelowna, BC  
V1Y 7E4

This document/email has been prepared by Unison HM Commercial Realty for advertising and general information only. Unison HM Commercial Realty makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.