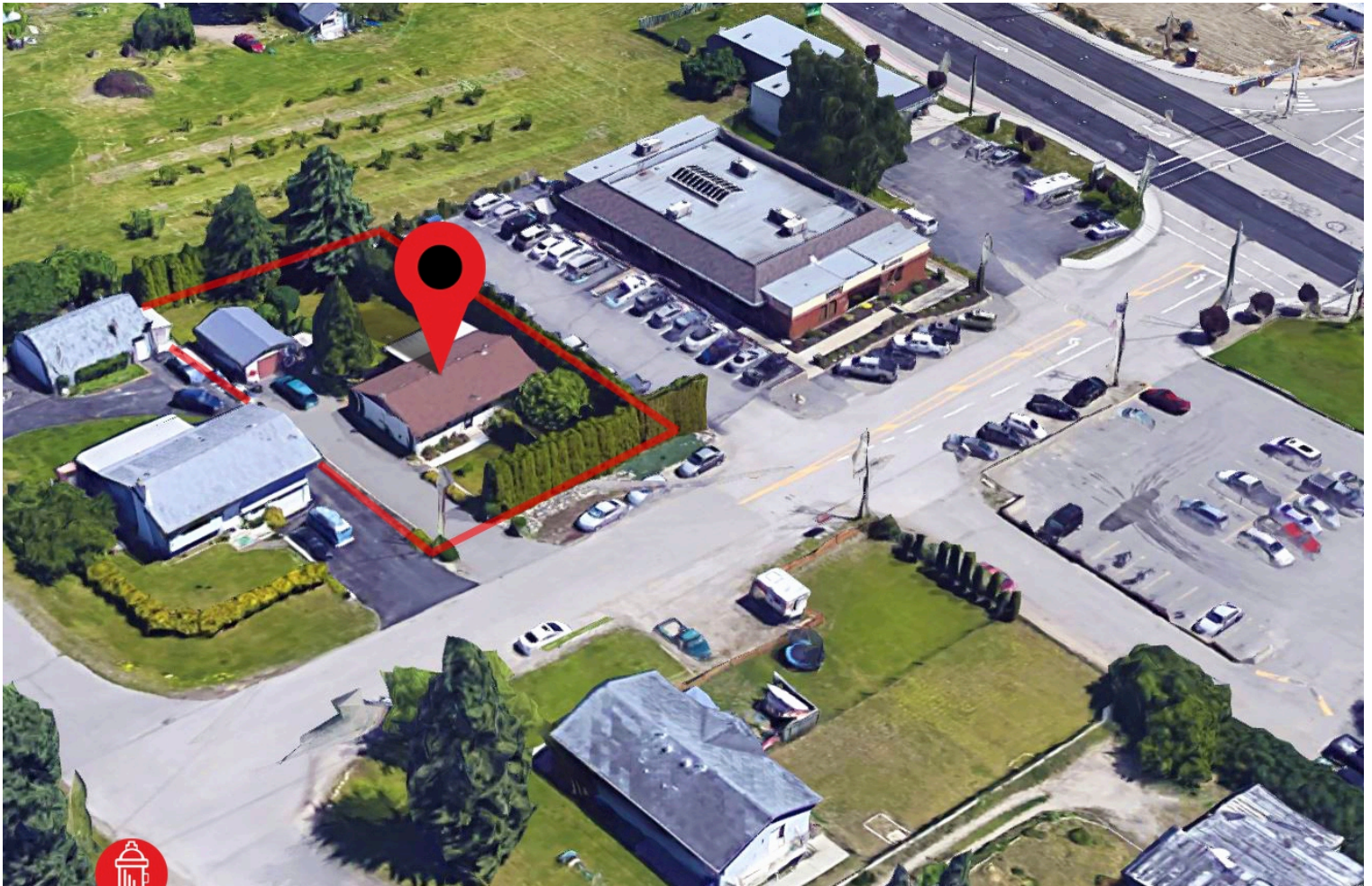


FOR SALE

HOLDING/ DEVELOPMENT PROPERTY

Central Location in BC Fastest Growing Community



Lot lines for demonstration only. Actual lot lines and property boundaries to be verified by survey and municipal plans.

9942 Pollard Road, Lake Country, BC

OPPORTUNITY

The subject property is a solid two bedroom, two bath bungalow, approximately 1161 square foot, plus a free standing single garage and additional parking for 4+ vehicles. Privacy afforded by the surrounding mature cedar hedge. Vacant at present, with immediate income potential should a purchaser wish to hold the property, rent rates will be approx.. \$2300. per month or \$27,600.00 per year. As is, the subject would ideally suite a day care center or professional or business office.

LOCATION

Level and centrally located in one of the fastest growing communities in British Columbia, this 0.26 acre site, is adjacent to the Winfield- Lake Country Medical Clinic and opposing corner to Woody's Pub. The Official Community Plan calls for Commercial Mixed Use, providing a wide variety of future potential from office, retail, production and services.

For details or viewing of the subject, contact

All information and data presented here is deemed accurate but not guaranteed. Buyer to verify if important. E&O applies.

ROB A. ARCHIBALD

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KelownaCommercial.ca

**Royal LePage Kelowna
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I-1890 Cooper Road Kelowna, BC V1Y 8B7

FOR SALE

HOLDING/ DEVELOPMENT PROPERTY

Central Location in BC Fastest Growing Community

CIVIC DESCRIPTION

9942 Pollard Road, Lake Country, BC V4V 1V7

PID: 005-891-973

LEGAL: KAP24594, Lot: D, Sec: 10, Twsp: 20, LD: 41 ODYD

PROPERTY DETAILS

Frontage: 76.3' | Depth: 150.3' | Lot: .26 Acre | Zoning: RU1

Current OCP calls for commercial mixed use in business allowances
(see attached guidelines)

Improvements: 2 bedroom, 2 bath residence, approx. 1161 sq'

Detached single garage | Covered rear deck | Large level lot

Easy access | Ample additional Parking



KEY FEATURES

- Centrally located with adjacent access to Highway 97 via light controlled intersection, for ease of North or South bound traffic
- Adjacent to Commercial Mixed use businesses, providing excellent holding value for future development
- Ideally suited for immediate use of professional office, medical support services or day care
- Well maintained current structure provides immediate income potential for rental revenues
- 2 Bedrooms, 2 bath with formal dining room, large living area would be easily converted to multiple office/ business use space
- Paved access with full services in place: forced air heating via natural gas services
- Detached single garage provides excellent storage and work shop



ASSESSMENT

Land	278,000
Improvements	171,000

TOTAL	449,000
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OFFER

Purchase price.	\$549,000
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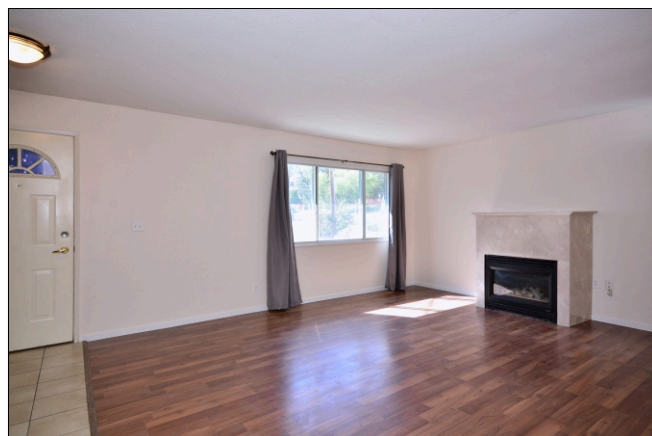
ROYAL LEPAGE

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ROYAL LEPAGE

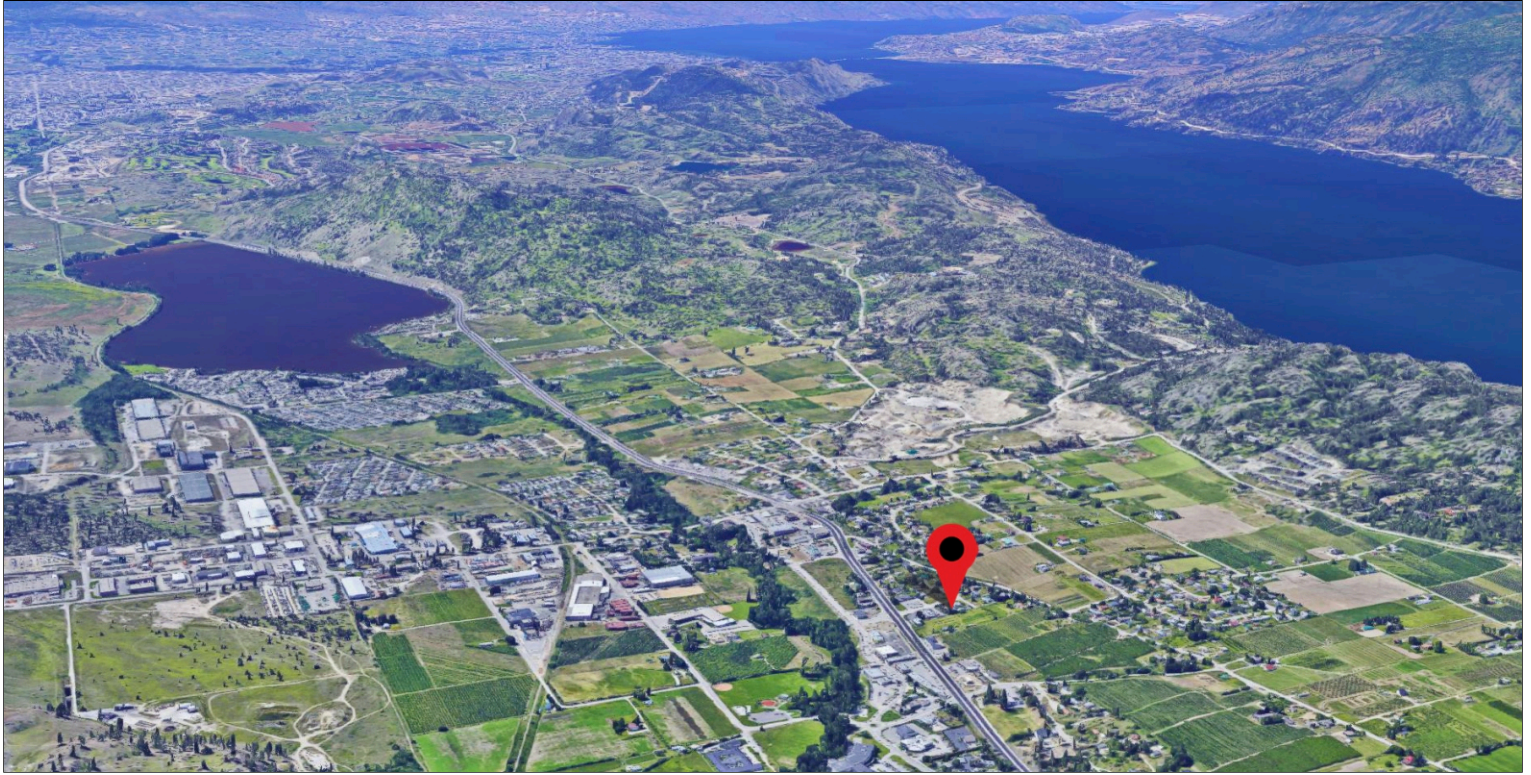
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HOLDING/ DEVELOPMENT PROPERTY

Central Location in BC Fastest Growing Community

MUNICIPAL ZONING Existing Zoning: RU1

19.2 Mixed Use Commercial Designation

Mixed use commercial development is an efficient form of land use and will be encouraged throughout the community to aid in the conservation of the District's land base and to reduce sprawl. These types of land developments include residential and commercial components and must be connected to full urban services. Developments occurring in Mixed Use Commercial areas, including those in the Town Centre and Woodsdale will be subject to development controls. Mixed Use Commercial areas should be of a high quality design and appearance and contribute to the community at large.

The RDCO and District of Lake Country supports future changes to the OCP, in favour of Mixed Commercial Use. Examples listed in the C2 neighbourhood Commercial zoning class, reference to the following:

Principal Uses:

animal clinics, minor (a)
animal daycare (b)
care centres, major (c)
financial services (d)
food primary establishment (e)
health services (f)
licensee retail liquor store (smaller than 75 m²) (g)
liquor primary establishment, minor (h)
offices (i)
participant recreation services, indoor (j)

personal service establishments (k)
public libraries and cultural exhibits (l)
recycled materials drop-off centres (m)
retail stores, convenience

Secondary Uses:

(a) apartment housing
(b) care centres, minor
(c) gas bars
(d) home occupation
(e) utility services, minor impact

16.2.4. Subdivision Regulations

WIDTH (a): The minimum lot width is 40.0 m. | DEPTH (b): The minimum lot depth is 30.0 m.

AREA (c): (i) The minimum lot area is 1500 m². | (ii) The maximum lot area is 1.0 ha.

16.2.5. Development Regulations

FLOOR AREA RATIO (a): The maximum commercial floor area ratio is 0.3. In addition, a residential floor area ratio of 0.2 is permitted, except it is 0.3 with a housing agreement pursuant to the provisions of Section 7.10. Where screened parking spaces are provided totally under habitable or common amenity areas, the floor area ratio may be increased by 0.08 multiplied by the ratio of such parking spaces to the total required up to a maximum of 0.08.

SITE COVERAGE (b): The maximum site coverage is 40%. | HEIGHT (c): The maximum height is the lesser of 10.5 m or 2½ storeys.

FRONT YARD (d): The minimum front yard is 4.5 m. | SIDE YARD (e): The minimum side yard is 2.0 m for a 1 or 1½ storey portion of a building or an accessory building or structure and 3.0 m for a 2 or 2½ storey portion of a building, except it is 4.5 m from a flanking street.

REAR YARD (f): The minimum rear yard is 3.0 m, except it is 6.0 m where it abuts a residential zone.

16.2.6. Other Regulations

APARTMENTS (a): Apartment housing requires access to grade separate from the commercial uses.

PRIVATE OPEN SPACE (b): A minimum area of 6.0 m² of private open space shall be provided per bachelor dwelling or group home bedroom, 10.0 m² of private open space shall be provided per 1 bedroom dwelling, and 15.0 m² of private open space shall be provided per dwelling with more than 1 bedroom.

GROSS FLOOR AREA (c): Individual offices and retail stores – convenience shall not have a gross floor area greater than 235m². Where two or more retail stores – convenience share a common retail space each may have a gross floor area of no greater than 235m². Licensee liquor stores shall not have a gross floor area greater than 75m².

ADDITIONAL REGULATIONS (d): 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.

Contact Rob Archibald for a detailed provisions of the District of Lake Country allowances.

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