

For Sale

Two Prime Development Lots with
Stunning Views of Okanagan Lake

3240 & 3260 HILLTOWN DRIVE

McKinley Beach

KELOWNA, BC

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The Opportunity

An exceptional opportunity to acquire two development sites, ideally located in the highly desirable McKinley Beach community. With direct access off Hilltown Drive and CD18 zoning in place on both lots, this site offers excellent potential for a variety of development options. **3240 Hilltown Drive is a rare chance for investors to secure land in one of Kelowna's most sought-after neighborhoods.** Additionally, **3260 Hilltown Drive was approved for a development permit** for a 7-storey, 22-unit building (14 two-bedroom and 8 three-bedroom units). The project includes 41 parking stalls, 26 bike stalls, and thoughtfully designed amenities such as a gym and deck space. This is a prime opportunity for developers looking to deliver much-needed housing in a growing lakeside neighborhood.



Property Overview

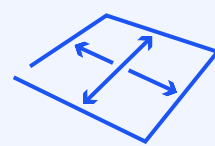
3240 HILLTOWN DRIVE

SALIENT FACTS

Civic Address	3240 Hilltown Drive
Site Area	0.351 acre parcel
Access	Access to the subject property will be from Hilltown Drive and Aspen Lane
Zoning	CD-18 zoning
Potential Development	Corner lot multi-family development potential, zoning also allows short-term/air BnB with a concierge service.



Delivered with zoning in place, thereby limiting entitlement risk.



Lot is designed to accommodate multi-family development.



Located in the new and upcoming neighbourhood of Mckinley Beach.

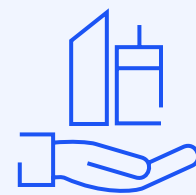


Property Overview

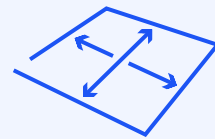
3260 HILLTOWN DRIVE

SALIENT FACTS

Civic Address	3260 Hilltown Drive, Kelowna, BC
Site Area	0.381 acres
Access	Access to the proposed development property will be from Hilltown Drive and Aspen Lane
Zoning	CD18
Approved Development	Permit in place for a 7-storey, 22-unit building (14 two-bedroom and 8 three-bedroom units).



Approved development permit and an FAR of 2.02, thereby eliminating some risk.



The project includes 41 parking stalls, 26 bike stalls, and thoughtfully designed amenities such as a gym and deck space.



Prime opportunity for developers looking to deliver much-needed housing in a growing lakeside neighborhood.



Multi-Family Development Site

DEVELOPMENT PLAN RENDERING: 3260 HILLTOWN DRIVE

This lot has an approved development permit in place for a 7-storey, 22-unit building (14 two-bedroom and 8 three-bedroom units).



The Location

STRATEGICALLY NESTLED IN KELOWNA'S ONLY LAKEFRONT COMMUNITY

McKinley Beach is a new and developing Kelowna neighbourhood known for its stunning waterfront location on Okanagan Lake and its focus on a blend of outdoor living and modern amenities. It offers a variety of housing options, from single-family homes to townhouses and condos, designed for all stages of life. The community emphasizes a close-knit atmosphere with regular events and social spaces, alongside luxury amenities like a fitness center and picnic areas.

PROJECTED 2029 DEMOGRAPHICS (5K RADIUS)



\$170,982

~20% increase from 2025
Average Household Income



43.9

~1.5% increase from 2025
Average Age



10,849

~18.5% increase from 2025
Current Population

Source: Environics (2025)



McKinley Beach Amenities Centre | 0.5 km - 1 minute drive



Orchard Park Shopping | 17 km - 20 minute drive



Kelowna International Airport | 12 km - 13 minute drive



University of British Columbia Okanagan | 10 km - 11 minute drive



Downtown Kelowna | 18 km - 25 minute drive

LOCATION OVERVIEW

A Growing Community



3240 & 3260 Hilltown Drive

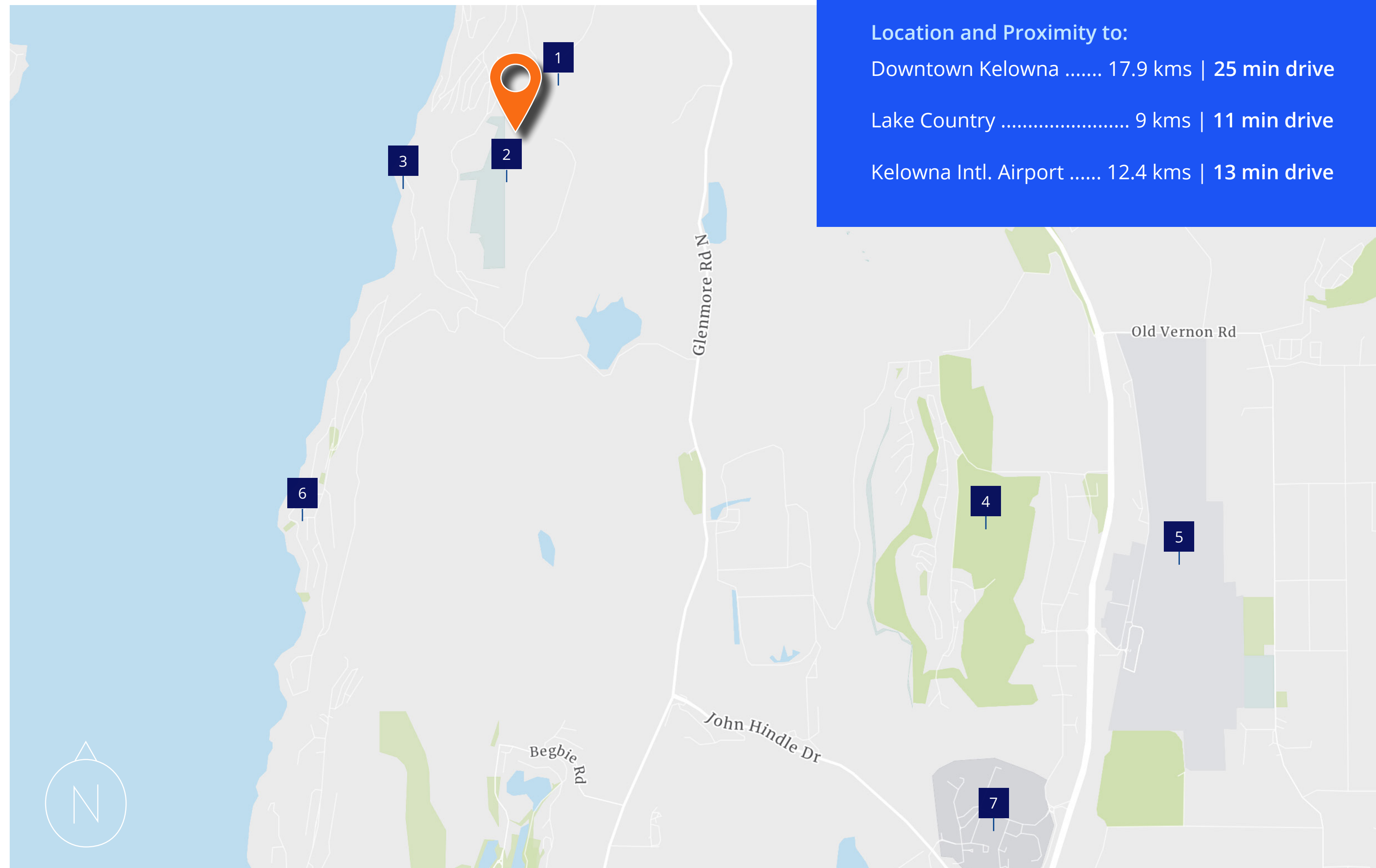
- 1 McKinley Beach Amenities Centre
- 2 Foret Pilates Studio
- 3 Beachside Pizza
- 4 The Okanagan Golf Club
- 5 Kelowna International Airport
- 6 McKinley Landing
- 7 University of British Columbia Okanagan

Location and Proximity to:

Downtown Kelowna 17.9 kms | 25 min drive

Lake Country 9 kms | 11 min drive

Kelowna Intl. Airport 12.4 kms | 13 min drive



Purchase Price

3240 Hilltown Drive: \$2,470,000 CAD

3260 Hilltown Drive: \$2,675,000 CAD

GET MORE INFORMATION

Learn more about this property listing by contacting one of our experts.

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