

For Sale

cresa

North Kelowna Industrial Land

9640 McCarthy Road
Kelowna, BC V4V 1S5

Outstanding Opportunity to Purchase Prime Land in North Kelowna

Cresa is pleased to present the opportunity to purchase a 3.88 acre site in highly sought after North Kelowna. The property is ideal for both owner-users and developers, with zoning allowing for 102,000 square feet of site coverage. Permitted uses include warehousing and distribution, trucking, storage, light manufacturing, general industrial and outdoor storage.

Location. The subject property is located north of Beaver Lake Road, and 900 metres from Highway 97. Drive time to Kelowna International Airport is approximately seven minutes, while both downtown Kelowna and Vernon are less than 26 minutes away. A traffic light-

controlled intersection [with left-hand turn lane] at Beaver Lake Road and Highway 97 provides access south to downtown Kelowna, and through to #97C to Merritt and the Lower Mainland, while driving north connects with Highway #1. Within a short distance in the District of Lake Country, is a variety of restaurants, grocery and other retail services.

Zoning/Permitted Uses. The subject property is zoned I2 and I3. I2 and I3 zoning allows for a wide range of industrial uses, including manufacturing, breweries and distilleries, automotive, contractor services and warehousing.

Features:

- Premier Industrial Site
- Just off Highway 97
- Site Area - 3.88 acres
- 170,105 SF
- Serviced lot with municipal water, sewer, hydro, and gas
- Level lot in prime Beaver Lake Rd industrial submarket
- I2 (general industrial) and I3 (heavy industrial) zoning
- Site coverage 60% (102,062 SF)
- Allowable FSR (255,156 SF)
- Parcel Identifier: 030-851-424
- **Price: \$5,234,120.00 (\$1,349,000 per acre)**

For More Information:



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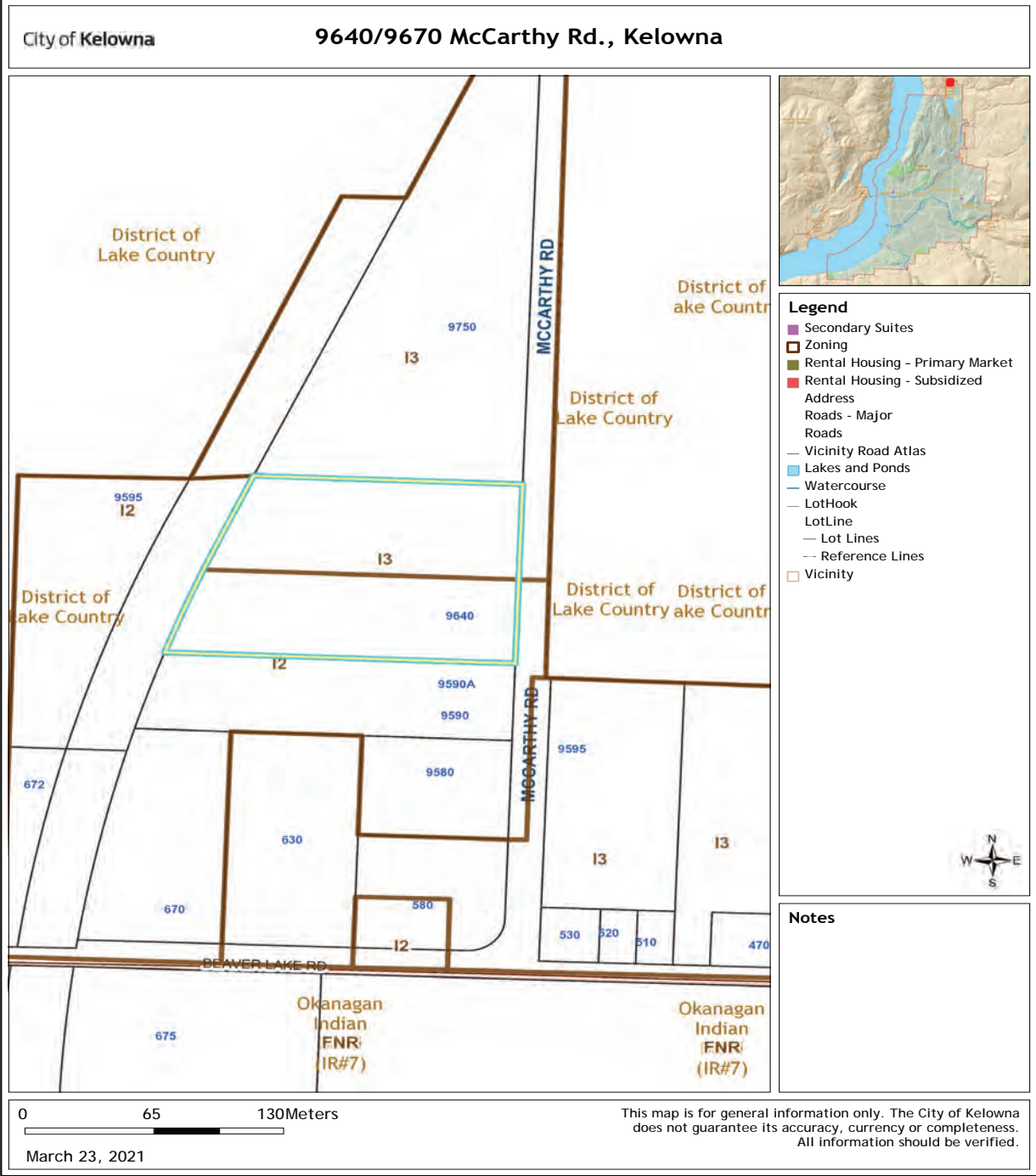
Site Photos



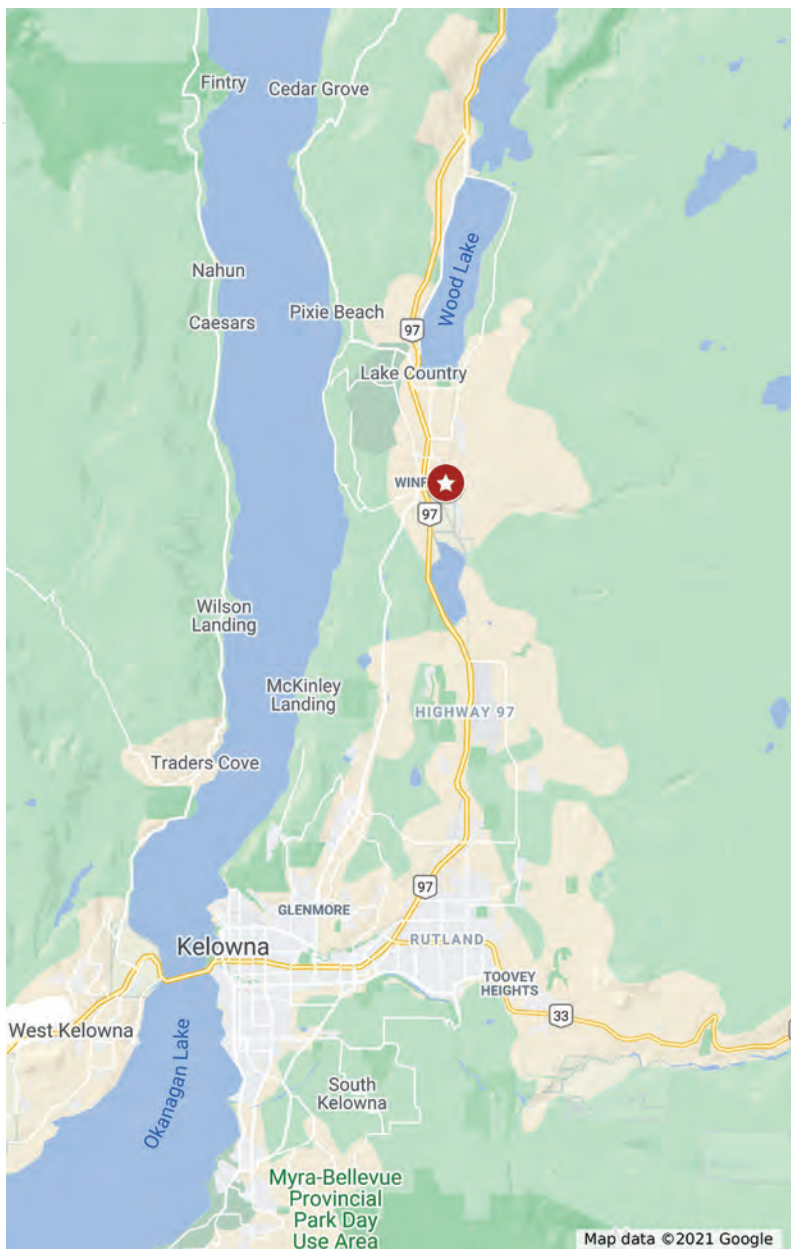
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Site Plan



9640 McCarthy Road



Major Roads/Highways

Yards from Beaver Lake Road, 2 minutes from Highway 97 leading south to downtown Kelowna, and north to Vernon and Trans-Canada Hwy #1

Transit

Bus Route 32 (nearest stop at Beaver Lake Road)

Proximity

7 minutes to Kelowna International Airport, 26 minutes to downtown Kelowna, 25 minutes to Vernon, 5 hours to Vancouver, and 6.5 hours to Calgary

Agent Information

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