



INDUSTRIAL LAND OPPORTUNITY

**3020 APPALOOSA RD**  
KELOWNA, BRITISH COLUMBIA

FOR SALE





# PROPERTY FEATURES



## HOLDING INCOME

Existing house provides potential holding income



## LOCATION

Two minutes to Highway 97



## DEVELOPMENT

Flat site, primed for development



## ZONING

I2-General Industrial

# THE NUMBERS



## SIZE

1.83 acres  
79,714 square feet



## PRICE

\$3,840,000.00

Opportunity to acquire a 1.83 acre industrial site within the growing Appaloosa industrial corridor. This site has been rezoned to I2 (General Industrial), with all services in place, and primed for redevelopment. Zoning allows for a wide array of industrial uses. The existing home on site provides an opportunity for holding income.









## Let's chat.

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