



FOR SALE
Highway Development Opportunity
3130 BERRY ROAD
Lake Country, British Columbia



PROPERTY FEATURES



LOCATION

Minutes to Kelowna Airport, Vernon & a variety of amenities



HWY FRONTAGE

Approx. 1,085 ft. of prime Highway 97 exposure



WINERIES

6 wineries within 5 kilometers



ZONING

Recently rezoned to C-1 Town Centre Commercial Zoning

THE NUMBERS



SIZE

3.63 Acres (158,122 SF)



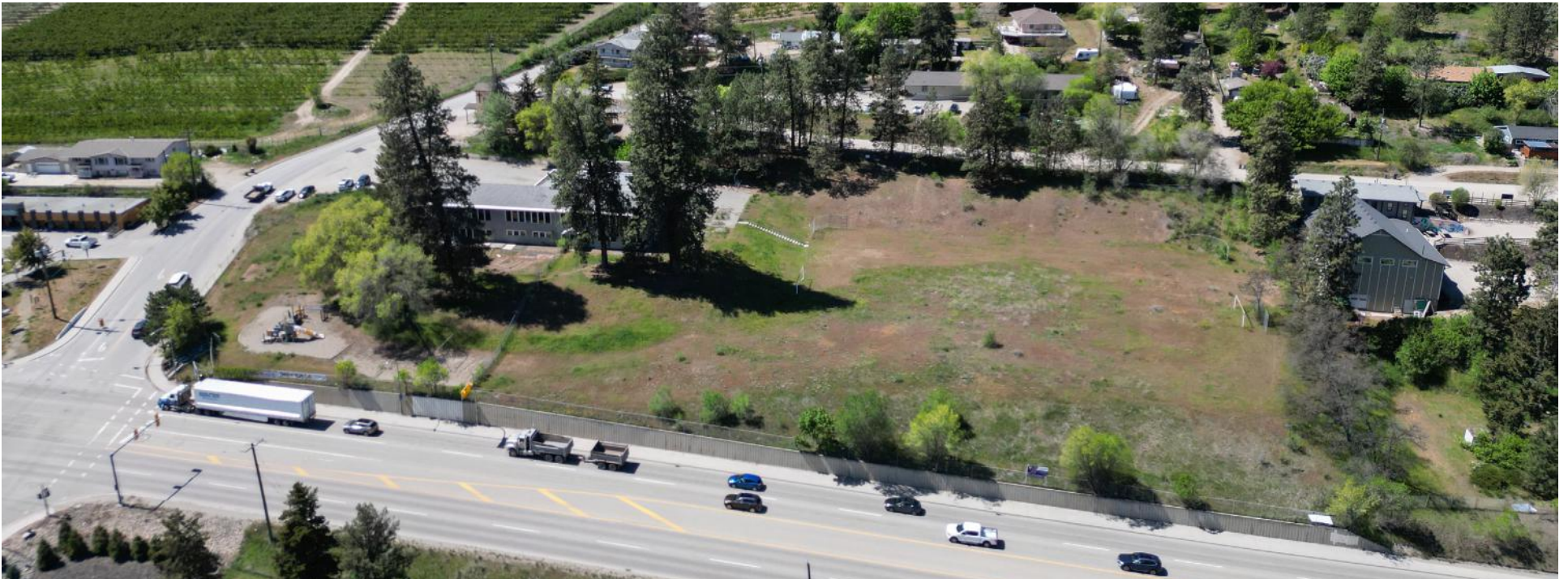
PRICE

\$7,900,000

HIGHWAY DEVELOPMENT OPPORTUNITY! 3130 Berry Road is prime for re-development. This property is centrally located in the heart of the rapidly growing District of Lake Country. Formerly home to the Windfield Elementary School and most recently used by the Boys and Girls Club. The property is approx. 3.63 acres (158,122 sf) with over 1,085 ft. of Highway 97 exposure, with 55,000+ vehicles passing daily. The subject Property has recently been re-zoned to C1, Town Centre Commercial permitting various uses including but not limited to retail, offices, hotels, government services, recreation services and much more.



3130 BERRY ROAD, LAKE COUNTRY, BC



Opportunity to own a legacy piece of Lake Country nestled between Kelowna and Vernon.



[Lake Country Scenic Sip Trail](#)



[Lake Country Trail Map](#)

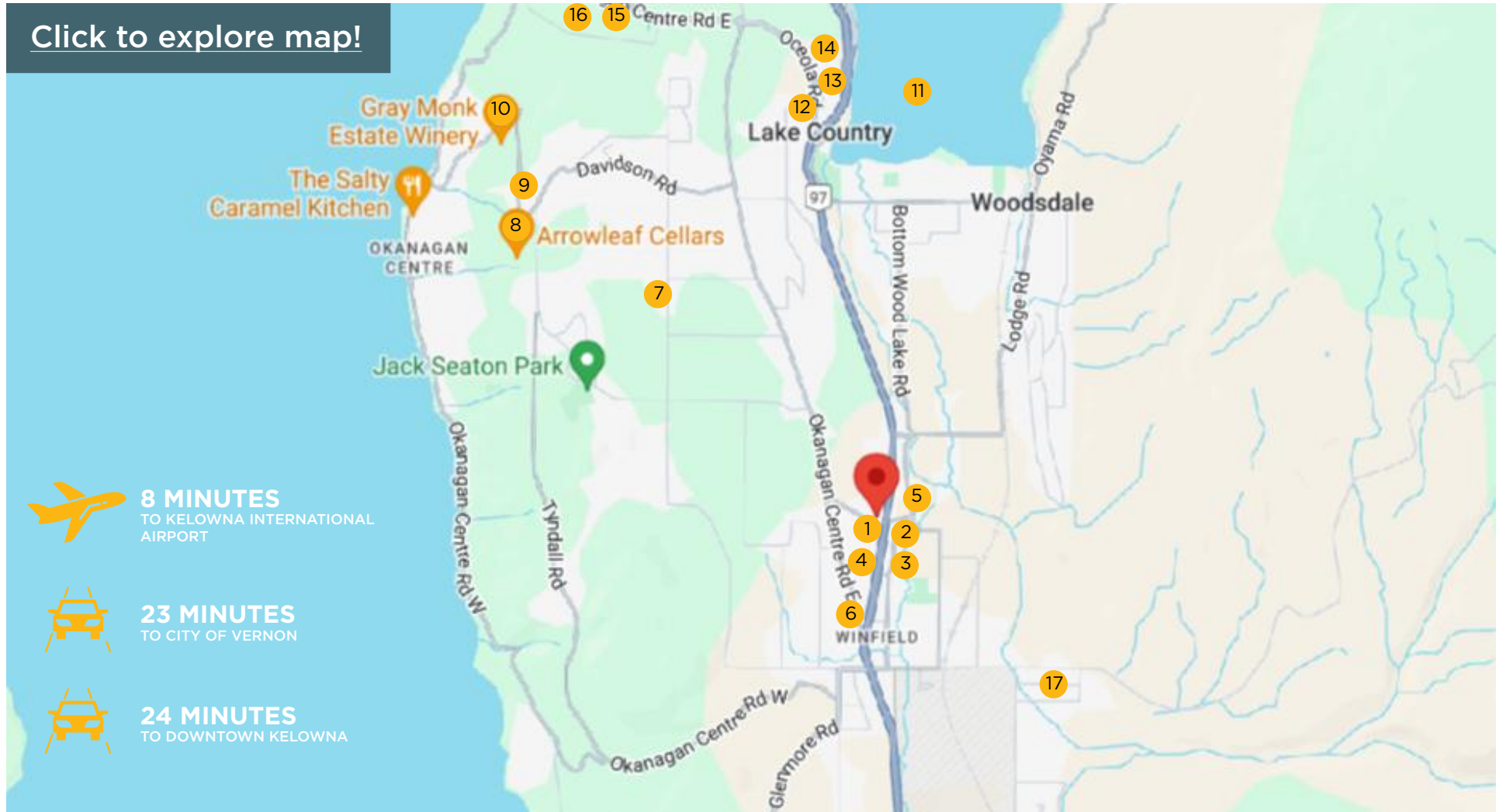


[OKRoutes - Okanagan Cycling Guide](#)



[Lake Country Golf Guide](#)

[Click to explore map!](#)



AMENITIES

- | | |
|--------------------------|--|
| 1. Dairy Queen | 9. Ex Nihilo Vineyards |
| 2. Domino's Pizza | 10. Gray Monk Estate Winery |
| 3. Wooden Nickel Cafe | 11. Wood Lake |
| 4. Lake Country Brewing | 12. Starbucks |
| 5. L'Isola Bella Bistro | 13. Tim Hortons |
| 6. Tim Hortons | 14. New Beginnings Early Learning Center |
| 7. Blind Tiger Vineyards | 15. Intrigue Wines |
| 8. Arrowleaf Cellars | 16. Peak Cellars |
| | 17. Industrial Park |

THE AREA

Lake Country is a district municipality with a population of approximately 17,372 (a 5.9% increase from previous year). This rapidly growing and changing community boasts tranquil lakes, green rolling hills, and lush orchards and wineries, making Lake Country a highly desirable destination for visitors and new residents alike. Close proximity to City Hall, RCMP, schools, cultural centres, and only a short drive from both Kelowna and Vernon!



Let's chat.

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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.

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