



AVERY BUSINESS PARK

SOUTH OKANAGAN'S NEWEST & LARGEST INDUSTRIAL PARK

19 INDUSTRIAL LOTS FOR SALE

1655 MAPLE STREET OKANAGAN FALLS, BC
PRESENTED BY:

LEE LEVERING, *PREC

Lee.levering@venturecommercial.ca
250.258.9430

JASON WILLS, *PREC

Jason.wills@venturecommercial.ca
250.300.5477

KYLE MAYNER

Kyle.mayner@venturecommercial.ca
250.808.7195

avery
BUSINESS
PARK



PROPERTY FEATURES



DEVELOPMENT READY

Shovel ready & flexible purchase/lease options



LOCATION

Okanagan Falls - in the heart of South OK's Lake & Wine Country



ACCESS

Less than 1 km off Hwy 97 & close proximity to Hwy 3/3A



ZONING

I1 General Industrial - permits subdivision to 1/4 acre

THE NUMBERS



SIZE

19 lots ranging from 2.5 to 10+ acres



PRICE

Contact listing agents

Venture Commercial is excited to present the South Okanagan's newest & largest Business Industrial Park now for Sale. Consisting of over 114 acres over 19 lots, Avery Business Park offers shovel-ready lots ranging from 2.5 to 10 acres. Whether you're an owner occupier, developer, or investor Avery Business Park can be tailored to fit your needs with options including custom building packages, creative sale structures, and the potential to lease to own. With the cost of industrial land skyrocketing throughout the Okanagan, Avery Business Park is the most affordable place grow your business. Come join tenants such as Avery Family Farms, a 50,000 SF state-of-the-art vertical farming facility producing up to 10,000 heads of lettuce daily! Only 12 minutes from Penticton, minutes off Highway 97, and close to other major highway access points & the US border, Avery Business Park is strategically located in the heart of the South Okanagan.

ZONING

Conveniently zoned I1 – General Industrial, Avery Business Park allows for various industrial uses and the ability to subdivide as small as 1/4 acre lots. Below is a list of permitted uses under the I1 – General Industrial zoning and click the link below to access the Regional District of Okanagan-Similkameen (RDOS) Zoning Bylaw for more details.

Some approved uses include:

a) agriculture, indoor; b) construction supply centre; c) fleet service; d) manufacturing; e) outdoor storage; f) packing, processing and storage of farm products; g) salvage operation; h) self-storage; i) service industry establishment; j) storage and warehouse; k) vehicle sales and rentals; l) veterinary establishment; m) wholesale business

[Click to view zoning bylaw](#)





SITE PLAN



AVERY BUSINESS PARK- LOT INFO

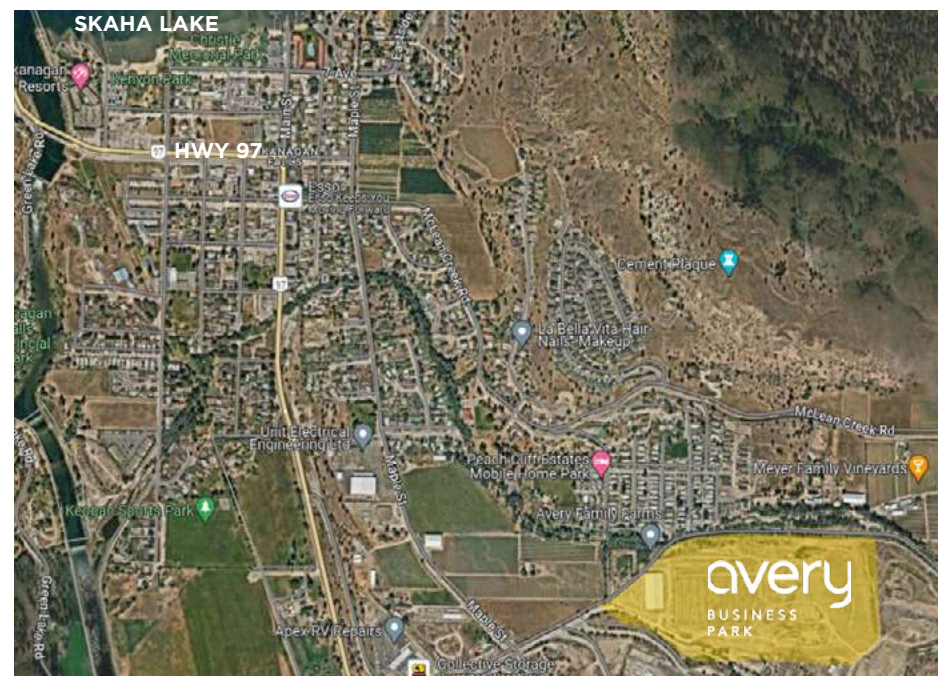
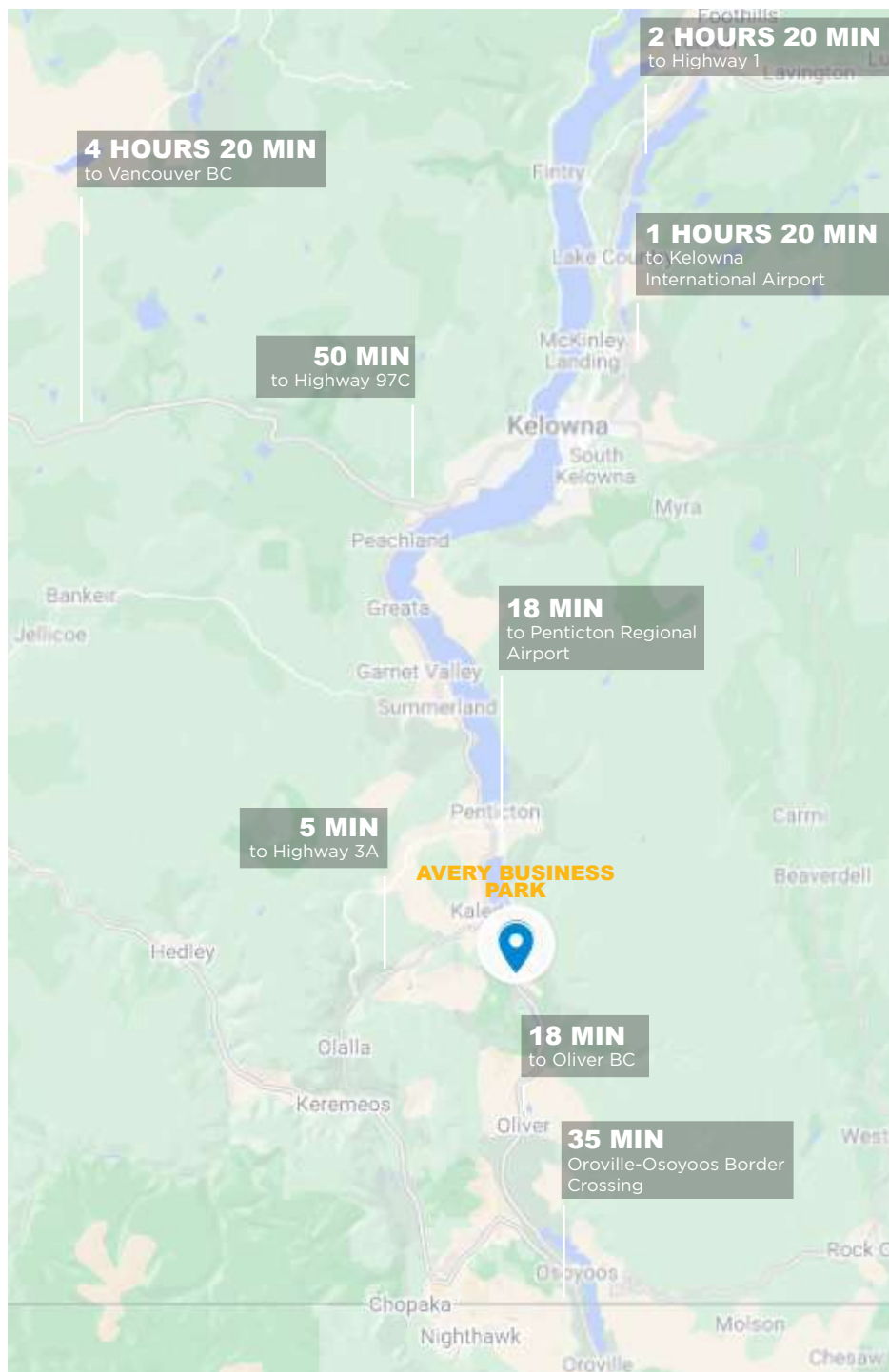
LOT #	SIZE (ACRES)	STATUS
1	6.70	Available
2	5.96	Available
3	4.05	Available
4	3.80	Available
5	6.00	Available
6	4.84	Available
7	4.74	Available
8	9.80	Available
9	5.14	Available
10	3.50	Available
11	7.50	Available
12	5.43	Available
13	-	SOLD
14	2.50	Available
15	2.47	Available
16	5.40	Available
17	3.40	Available
18	3.90	Available
19	-	LEASED
20	2.77	Available



LOTS STARTING AT UNDER \$1 MILLION PER ACRE, PLEASE CONTACT BROKERS FOR MORE INFORMATION ON PRICING.

THE REGION

Recently, with residents of Okanagan Falls, voting in favor of incorporating as a new municipality, Avery Business Park is primed to be the industrial hub for the South Okanagan, servicing communities such as Okanagan Falls, Penticton, Summerland, Oliver, Osoyoos and beyond. Only 12 minutes from Penticton and 1 hour from Kelowna and the Osoyoos border crossing, the property is easily accessible from Hwy 97 and is situated between Hwy 3, 3A and 97C. As an emerging extension of Penticton, Okanagan Falls is increasingly attracting visitors and residents alike with its tranquil environment, outdoor recreational opportunities, and wine industry. The area is a blend of natural beauty and small-town charm, making it a desirable destination for those seeking a balanced lifestyle while being in close proximity to the amenities and attractions of Penticton and the Okanagan as a whole.





Let's chat.

LEE LEVERING

PERSONAL REAL ESTATE CORPORATION

Lee.levering@venturecommercial.ca
250.258.9430

JASON WILLS

PERSONAL REAL ESTATE CORPORATION

Jason.wills@venturecommercial.ca
250.300.5477

KYLE MAYNER

Kyle.mayner@venturecommercial.ca
250.808.7195

Venture Commercial was born from a competitive vision to reimagine and elevate the practices of commercial real estate. Our clients benefit from the expertise of the largest commercial real estate brokerage in the Okanagan and the flexible, collaborative and creative representation of a boutique real estate firm.

Our highly driven team is dedicated to building longstanding relationships and uncovering opportunity for our clients. As industry leaders, we aim to guide you through the process with wisdom, fairness and transparency every step of the way. Success for us is not the next commission; rather, it is defined by establishing partnerships throughout the complete life cycle of our client's business.

This document/email has been prepared by Venture Commercial for advertising and general information only and makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.

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.

Any interested party should undertake their own inquiries as to the accuracy of the information. Venture Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Venture Commercial and /or its licensor(s).

*PREC is Personal Real Estate Corporation.