



FOR SALE

9918 HIGHWAY 97

LAKE COUNTRY, BRITISH COLUMBIA

COMMERCIAL SALE OPPORTUNITY



Discover a rare investment opportunity in the heart of Lake Country's rapidly expanding core. This 0.41-acre property features a 3,299 sq ft commercial building, ideally located on one of the busiest traffic corridors in the Okanagan. With 240 feet of highway frontage and a dedicated parking lot, this highly visible site offers unbeatable exposure and convenience to thousands of vehicles daily. New and updated building features will include: a 200-amp panel, insulated garage doors, a 2-piece bathroom, insulation to current BCBC values and drywall to shell.

Surrounded by well established national retailers, including Shoppers Drug Mart, RBC, and Tim Hortons, and just minutes from Kelowna International Airport, this property benefits from strong foot traffic and easy accessibility. Zoned C1 - Town Centre Commercial, and with an OCP designation of Mixed Use Commercial, the site supports a wide range of uses including retail, office, and service commercial, with redevelopment potential. Whether you are an owner occupier, investor, or developer, this is your chance to secure a strategically located asset along Highway 97. Ready to make it your own.

PROPERTY FEATURES



EXPOSURE

Approx. 240 ft of premium Highway 97 exposure



ZONING

Currently Zoned C1 - Town Centre Commercial



LOCATION

Located in the growing district of Lake County



AIRPORT

Minutes from Kelowna International Airport



OCP DESIGNATION

Mixed-Use Commercial



LEGAL

DESCRIPTION
LOT 2 SECTION
10 TOWNSHIP 20
OSOYOOS DIVISION
YALE DISTRICT PLAN
34818

THE NUMBERS



SIZE

Building: +/- 3,299 SF
Land: 0.41 Acre



PRICE

\$2,199,999



YEAR BUILT

1984



PID

002-925-583



ZONING

16.1.C1 – Town Centre Commercial

C1lp – Town Centre Commercial (Liquor Primary)

16.1.1. Purpose

The purpose is to designate and preserve land for the orderly development of the financial, retail, entertainment, governmental and cultural core of the District.

16.1.2. Principal Uses

- (a) amusement arcade, major
- (b) animal clinic, minor
- Added by Bylaw 719 (c) apartment hotels
- (d) boarding or lodging houses
- Added by Bylaw 1066 (e) broadcasting studios
- (f) breweries and distilleries, minor
- (g) business support services
- Added by Bylaw 1054 (h) cannabis dispensary
- (i) care centres, major
- (j) commercial schools
- (k) community recreation services
- (l) congregate housing
- (m) custom indoor manufacturing
- Added by Bylaw 719; Amended by Bylaws 896 & 883 (n) drive-in restaurants (Lot A, Plan KAP84477; Lot A, Plan KAP49388; Lot A, Plan KAP 72918; Lot B, Plan EPP39983; Lot C Plan 12891)
- (o) emergency and protective services
- (p) financial services
- (q) food primary establishment
- (r) funeral services
- (s) gaming facilities
- (t) government services
- (u) health services
- (v) hotels
- (w) household repair services
- (x) licensee retail liquor store
- (y) liquor primary establishment, major (C1lp only)
- (z) liquor primary establishment, minor
- (aa) non-accessory parking
- (bb) offices
- (cc) participant recreation services, indoor
- (dd) personal service establishments

Section 16.1.2 Continued

- (ee) private clubs
- (ff) private education services
- (gg) public education services
- (hh) public libraries and cultural exhibits
- (ii) public parks
- (jj) religious assemblies
- (kk) retail stores, convenience
- (ll) retail stores, general
- (mm) spectator entertainment establishments
- (nn) spectator sports establishments
- (oo) temporary shelter services
- (pp) used goods stores

16.1.3. Secondary Uses

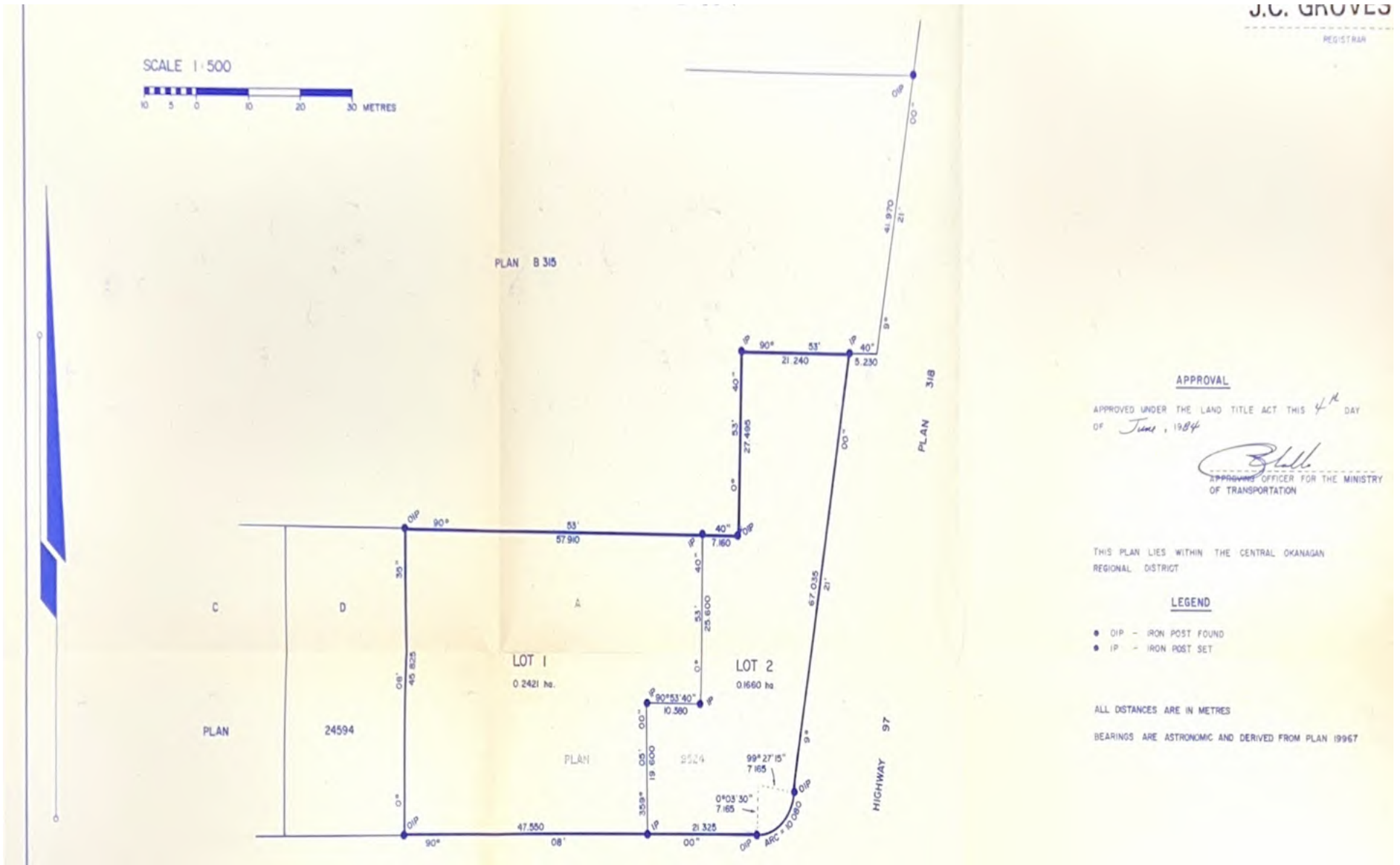
- (a) amusement arcade, minor
- (b) apartment housing
- (c) care centres, intermediate
- (d) care centres, minor
- (e) home occupation
- (f) utility services, minor impact

16.1.5. Development Regulations

(a) FLOOR AREA RATIO

The maximum floor area ratio for developments having only commercial uses is 1.5. For mixed use developments, the maximum floor area ratio is 3.0, except it is up to 3.5 where the developer has provided an amenity in compliance with the density bonusing provisions contained in Section 7.18. Where parking spaces are provided totally beneath habitable space of a principal building or beneath useable common amenity areas providing that in all cases, the parking spaces are screened from view, an amount may be added to the floor area ratio equal to 0.2 multiplied by the ratio of such parking spaces to the total required parking spaces, but in no case shall this amount exceed 0.2. Where a Housing Agreement is provided pursuant to the provisions of Section 7.10, an amount of 0.1 may be added to the floor area ratio.

PLANS OF SUBDIVISION OF LOT A







Let's chat.

CHRIS WILLS

PERSONAL REAL ESTATE CORPORATION

chris.wills@venturecommercial.ca
250.870.1330

CHAD HALLER

chad.haller@venturecommercial.ca
250.808.0057

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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.

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