



NOW PRE-LEASING
Grocery Anchored Shopping Centre
HWY 97 & BERRY ROAD
3130 Berry Road, Lake Country, British Columbia



PROPERTY FEATURES



LOCATION

Minutes to Kelowna Airport, Vernon & a variety of amenities



HWY EXPOSURE

Prime Hwy 97 exposure with over 830 ft. of frontage



PARKING

3.5 stalls / 1,000 SF



ZONING

C-1 Town Centre

THE NUMBERS



SIZE

+/- 49,655 SF retail site, grocery anchored



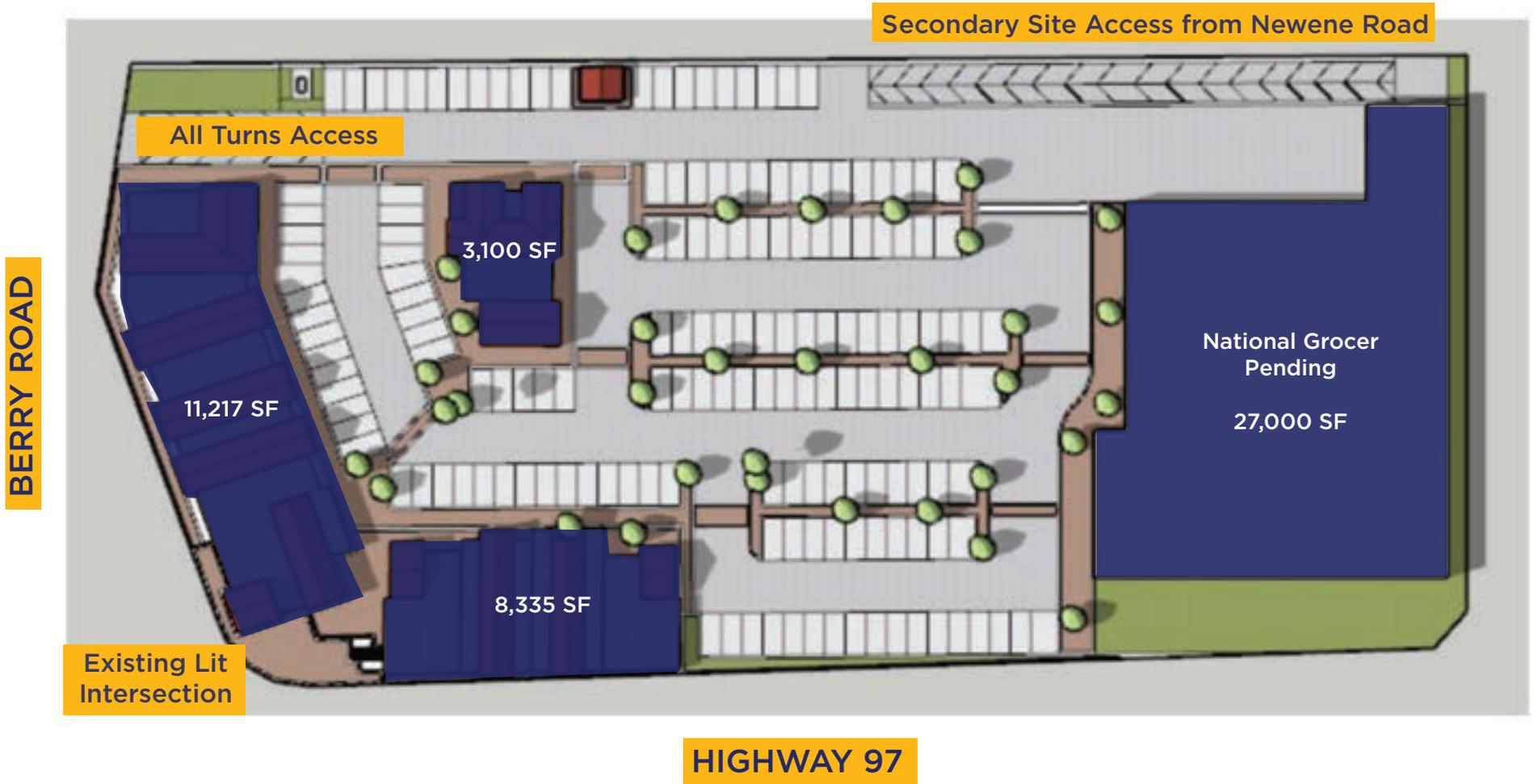
PRICE

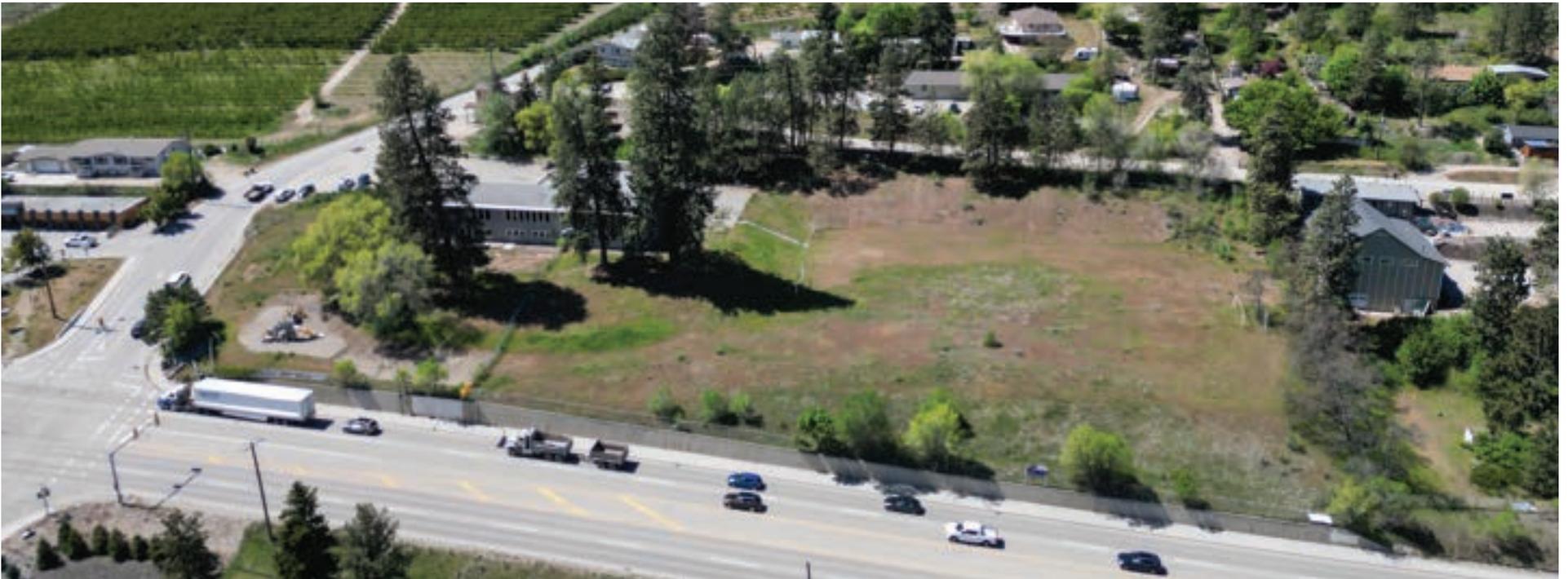
Contact listing agents

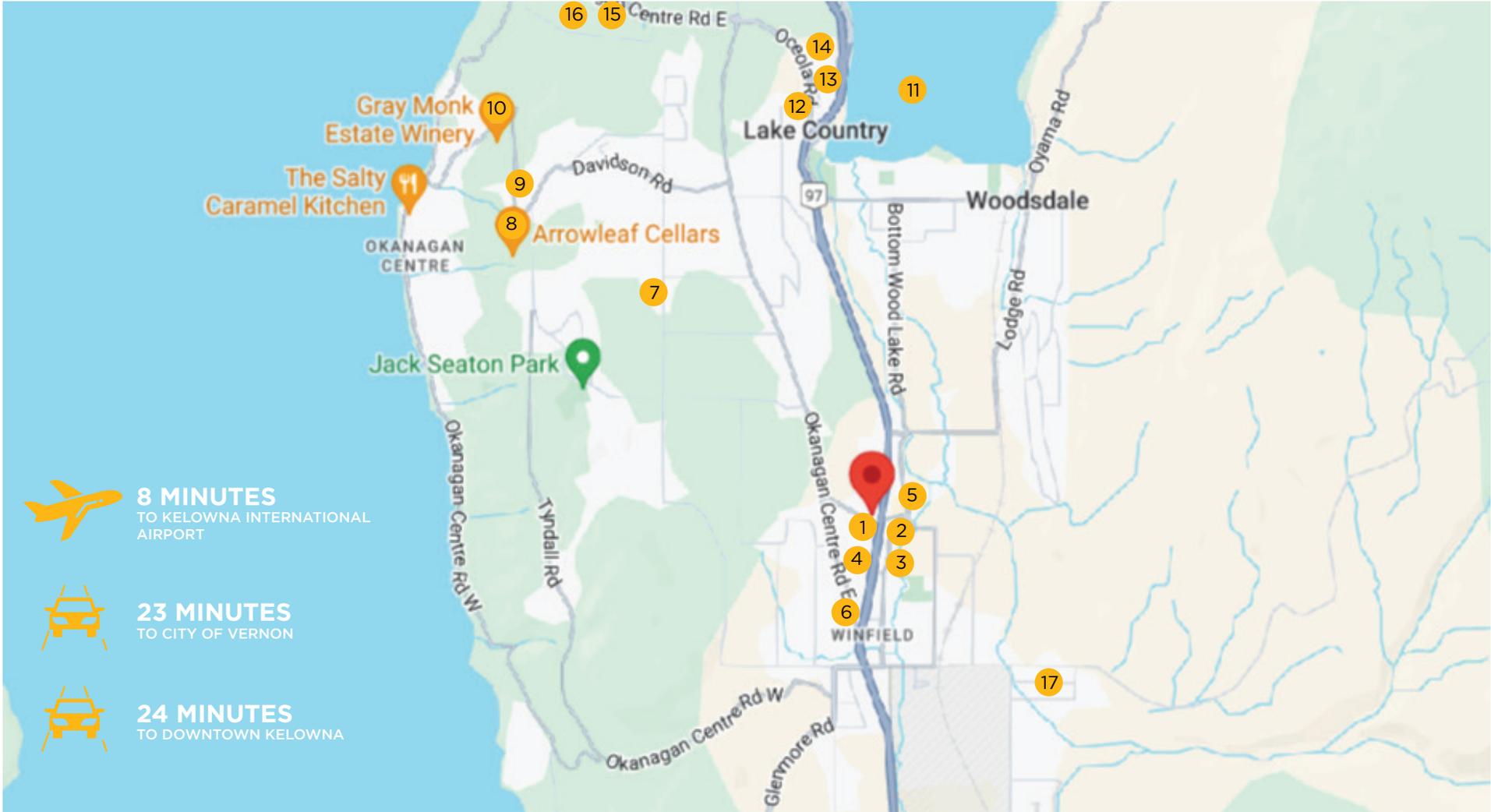
Centrally located in the heart of the rapidly growing District of Lake Country, this 3.63 acre grocery anchored site will provide approximately 50,000 sf of much needed retail / commercial space to service the Lake Country community. With over 830 ft. of frontage and prime Highway 97 exposure to the 55,000+ vehicles passing daily, retailers will benefit from high exposure and plenty of traffic drawn to the site by the national grocer anchor tenant.

The subject property's C1 - Town Centre Commercial zoning permits various uses including but not limited to retail, offices, government services, recreation services and much more. Sizing options starting at approximately 1,000 sf and a parking ratio of 3.5 stalls per 1,000 sf of leasable area, this development offers flexibility for a variety of tenants and convenient access & parking for visitors. Contact the listing agents for demising options, pricing, and timing.

SITE PLAN







AMENITIES

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

THE AREA

Lake Country is a district municipality with a population of approximately 18,447 (a 6.2% 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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