



**FOR SALE**

**9918 HIGHWAY 97**

**LAKE COUNTRY, BRITISH COLUMBIA**

**COMMERCIAL SALE OPPORTUNITY**



# 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

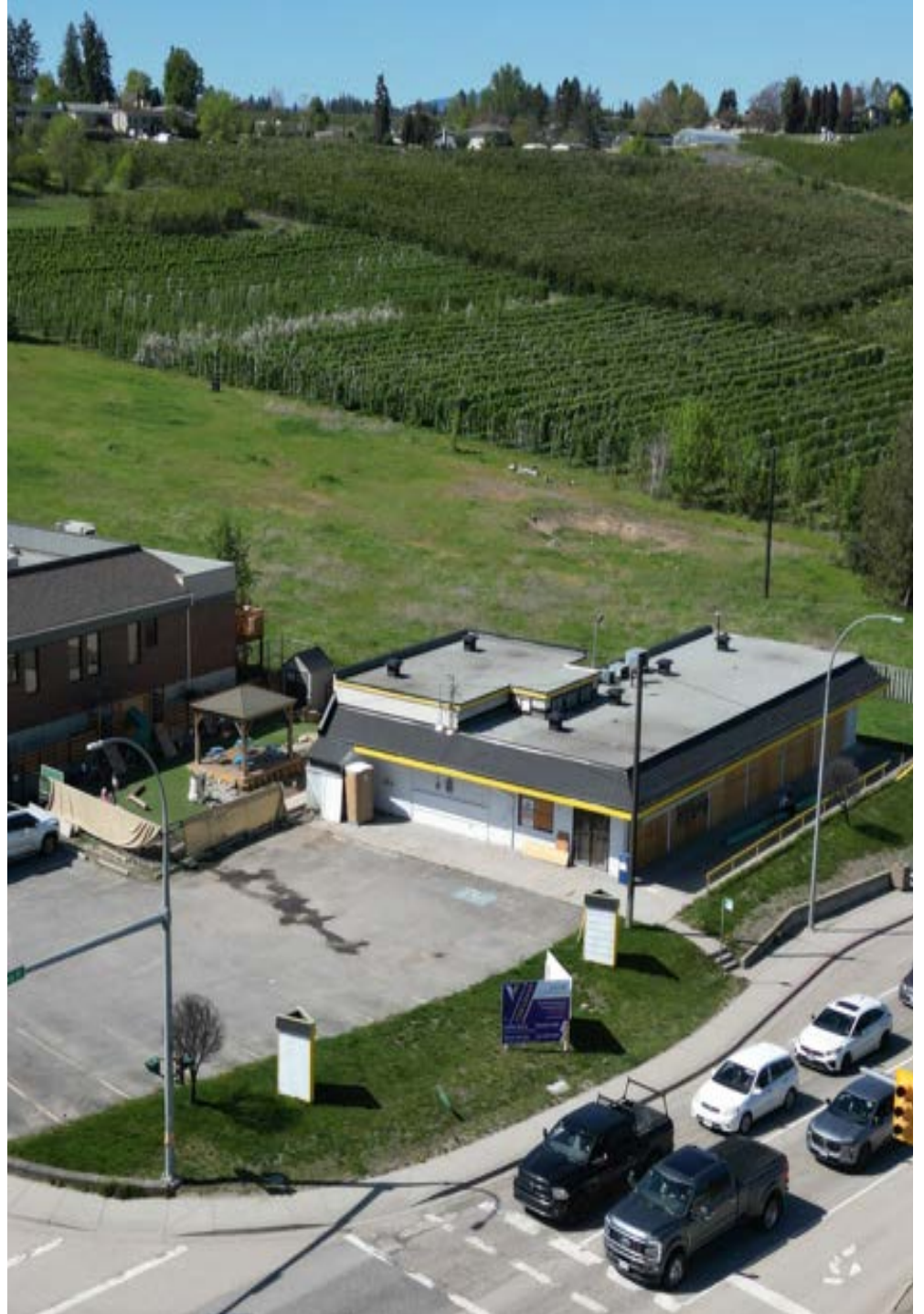
This 0.41-acre commercial property in Lake Country offers 240 feet of frontage along Highway 97 and includes a dedicated parking lot. The 3,299 sq ft building has recently been updated with a new 200-amp electrical panel, insulated garage doors, upgraded insulation, and new drywall to shell, providing a blank interior ready for future improvements.

The site is located across from Shoppers Drug Mart, RBC, and Tim Hortons, and is a short drive from Kelowna International Airport. Zoning is C1 Town Centre Commercial, with an OCP designation of Mixed Use Commercial, allowing for a range of commercial uses and potential future redevelopment. Well suited for an owner-occupier, investor, or developer seeking a visible, service-oriented location in a growing community.

# THE NUMBERS

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**SIZE**  
 Building: +/- 3,299 SF  
 Land: 0.41 Acre
- 
**PRICE**  
 \$1,950,000
- 
**YEAR BUILT**  
 1984
- 
**PID**  
 002-925-583





**16.1.C1 – Town Centre Commercial**

**C1p – 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 (C1p only)
- (z) liquor primary establishment, minor
- (aa) non-accessory parking
- (bb) offices
- (cc) participant recreation services, indoor
- (dd) personal service establishments

- (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.







## Let's chat.

### CHRIS WILLS

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