



FOR SALE

**15.76 ACRES OF AGRICULTURAL LAND WITH
1,049 FEET OF HIGHWAY 97 FRONTAGE**

3010 HIGHWAY 97 N, KELOWNA

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

ROYAL LEPAGE KELOWNA

COMMERCIAL

www.rlkcommercial.com

The Opportunity

Opportunity to acquire a 15.76 acre property located on Highway 97 N with neighbouring properties such as Scandia, Porsche, Hyundai and runs adjacent to the Okanagan Rail Trail. The property fronts 1,049 feet of frontage along Highway 97 with 8.82 Acres of usable land, this property is zoned A1 and is in the ALR.


Property Details


 **MUNICIPAL ADDRESS**
3010 Highway 97 N, Kelowna BC


 **ZONING**
A1 | Agricultural Land Reserve

 **GROSS SITE AREA**
15.76 Acres | 686,505.6 SF

 **USABLE AREA**
8.82 Acres | 384,199.2 SF

 **PID**
002-021-544

 **LEGAL DESCRIPTON**
PLAN KAP10770 LOT 3 SECTION 34
TOWNSHIP 26 EXC EPT PLAN 18592,
H8110 & EPP51300

 **LIST PRICE**
\$4,900,000



Property Highlights

- Direct access to Highway 97
- Approximately 50,000 + drive by vehicles per day

Site Plan

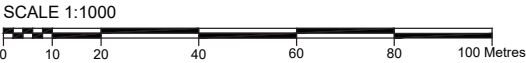
SITE PLAN OF LOT 3 SECTION 34 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 10770 EXCEPT PLANS 18592, H8110 AND EPP51300

PID: 002-021-544
CLIENT: ORCHARD FORD SALES LTD.
CIVIC ADDRESS: 3010 HIGHWAY 97 NORTH

HORIZONTAL COORDINATE SYSTEM: UTM 11 NAD83(CSRS)
VERTICAL DATUM: CGVD28 (DERIVED FROM CANNET STATION BC_Kelowna)

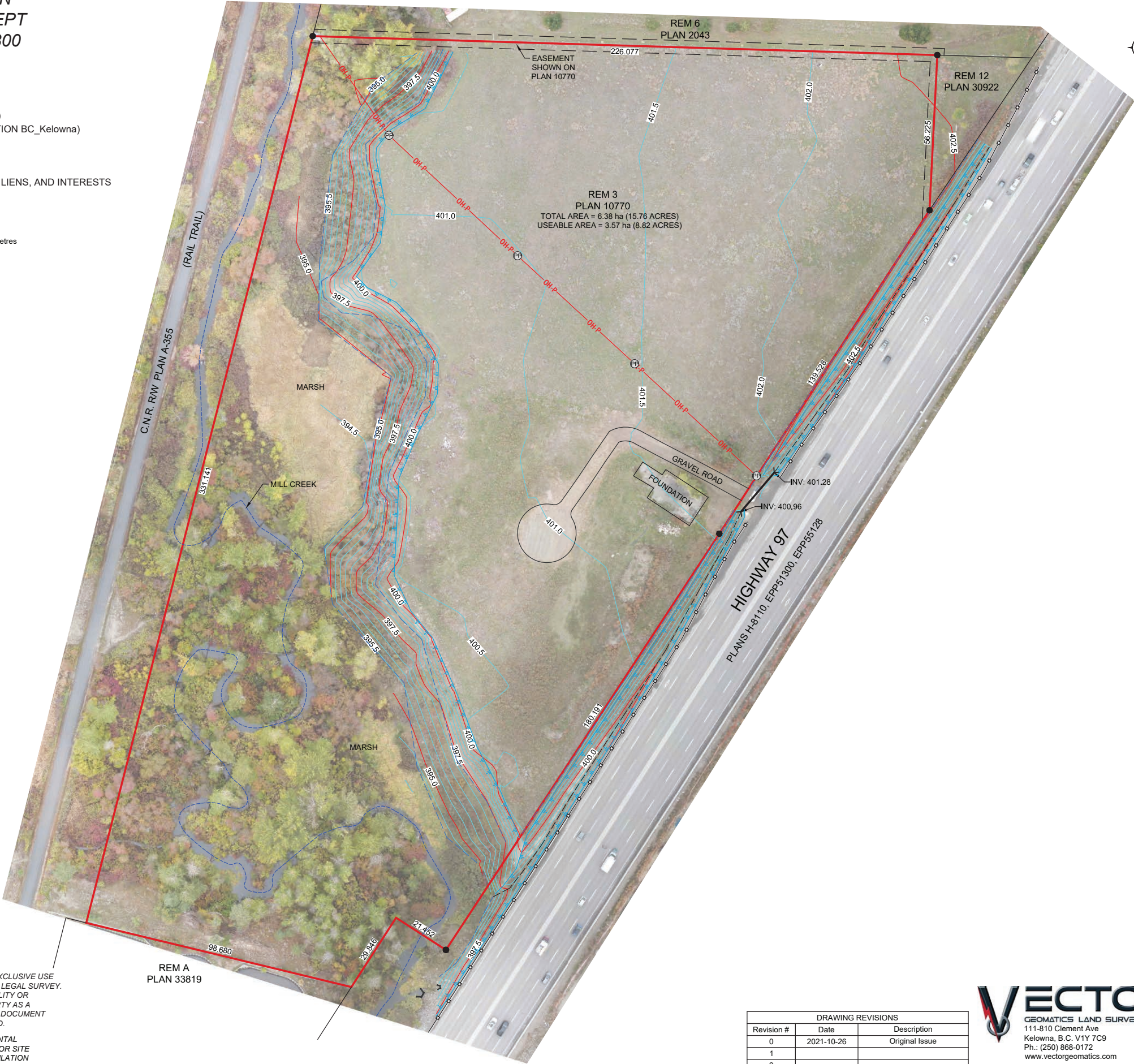
DATE OF FIELD SURVEY: OCTOBER 15, 2021

REFER TO THE CURRENT STATE OF TITLE FOR CHARGES, LIENS, AND INTERESTS
AFFECTING THIS LAND.



LEGEND

- Subject Property
- Major Contour (2.5m)
- Minor Contour (0.5m)
- Top Slope
- Bottom Slope
- Overhead Power Line
- Culvert
- Barrier
- Ditch
- Approximate Mill Creek Centreline
- Found Standard Iron Post
- Power Pole



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DRAWING REVISIONS		
Revision #	Date	Description
0	2021-10-26	Original Issue
1		
2		
3		



File: 2101457R0 Date: 2021-10-28
Drafted by: EC Checked by: TF



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