



FOR SALE

**7.39 ACRES OF DEVELOPMENT
READY INDUSTRIAL LAND**

2648 KYLE ROAD, WEST KELOWNA

2648
KYLE
ROAD

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

COMMERCIAL



THE OPPORTUNITY

2648 Kyle Road presents an opportunity to continue the development of West Kelowna's newest and largest freehold industrial neighbourhood. This property is ideally situated within a couple blocks of two controlled intersections accessing Highway 97.

PROPERTY DETAILS



MUNICIPAL ADDRESS

2648 Kyle Road
West Kelowna, BC



SITE SIZE

7.39 Acres | 321,904 SF



USABLE SITE SIZE

6.44 Acres | 280,928 SF

*Retaining wall required based on conceptual plans



ZONING

I1 Light Industrial



PID

031-302-742



LEGAL DESCRIPTION:

PLAN EPP108507 LOT 1 DISTRICT LOT
2601, OSOYOOS DIVISION OF YALE
DISTRICT



LISTING PRICE

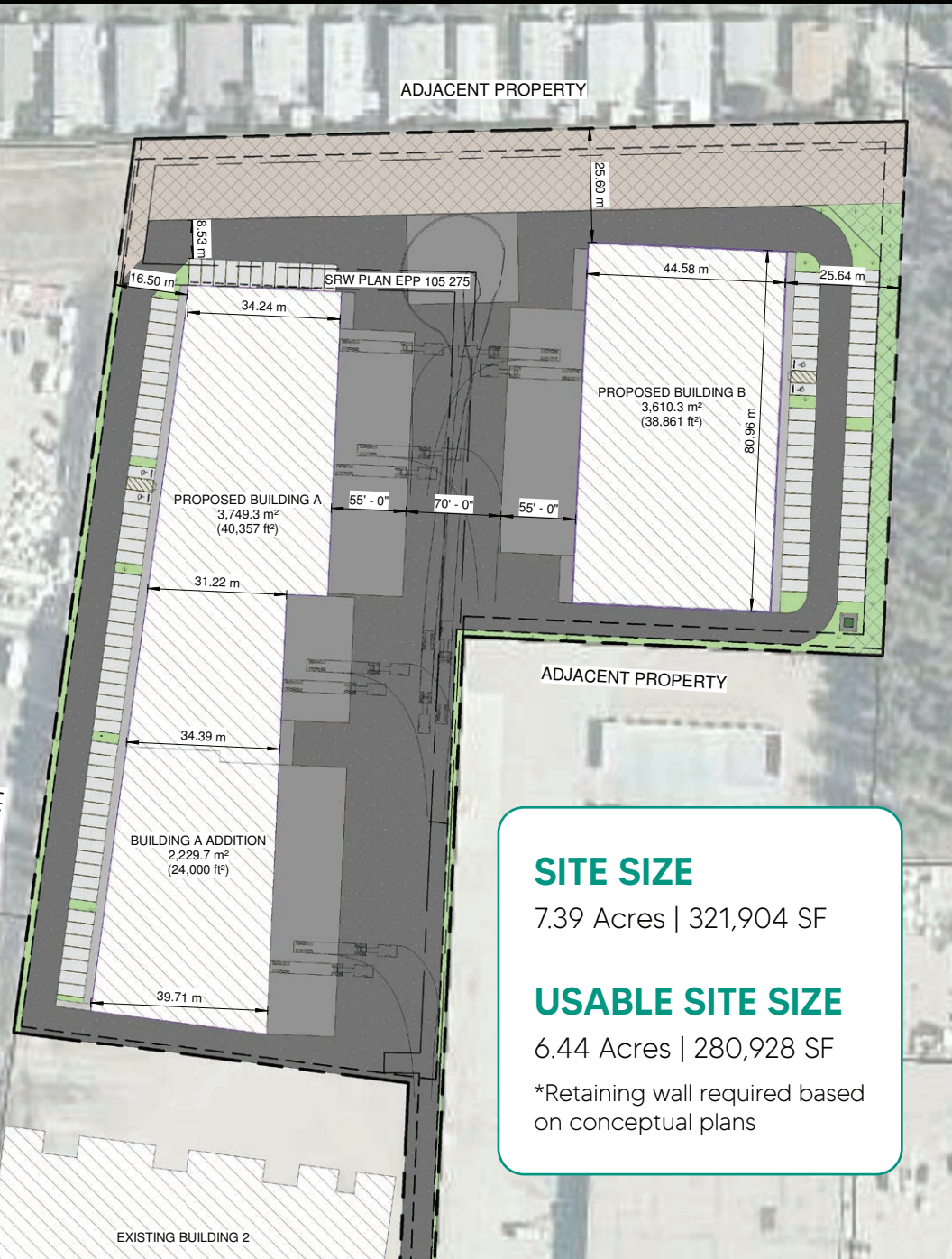
\$16,250,000

CONTINUE TO GROW WEST KELOWNA'S NEWEST INDUSTRIAL PARK



CONCEPTUAL PLAN

2648
KYLE
ROAD



SITE SIZE

7.39 Acres | 321,904 SF

USABLE SITE SIZE

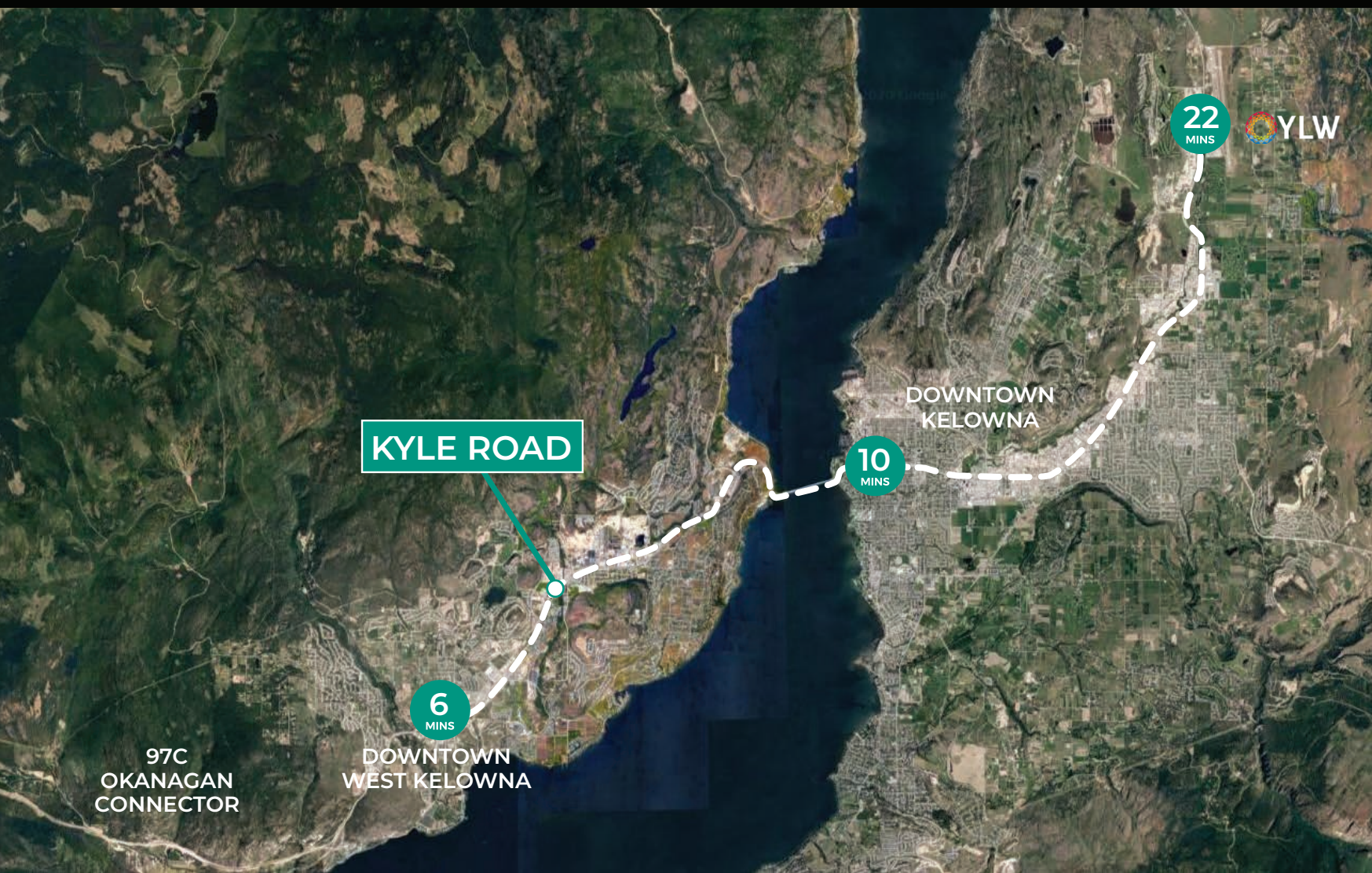
6.44 Acres | 280,928 SF

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LOCATION OVERVIEW

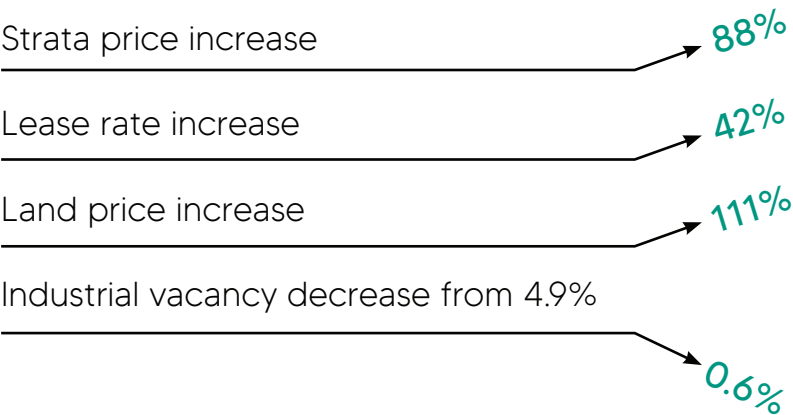
2648 Kyle Road is conveniently located just 10 minutes from Downtown Kelowna and 6 minutes from Downtown Westbank. Ideally located just off of Highway 97 between two major intersections in the up and coming industrial area of West Kelowna. West Kelowna is the first point of entry to the Okanagan from Metro Vancouver via the Okanagan Connector, which is just minutes away from Kyle Road.



KELOWNA'S INDUSTRIAL MARKET BY THE NUMBERS

5 YEAR SNAPSHOT

2017 to 2022



DRIVE TIMES



6 MIN

TO DOWNTOWN
WEST KELOWNA

10 MIN

TO DOWNTOWN
KELOWNA

22 MIN

TO KELOWNA
INT'L AIRPORT

4 HRS

TO VANCOUVER

7 HRS

TO CALGARY

CONTACT

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