



FOR SALE

PRIME INDUSTRIAL DEVELOPMENT
OPPORTUNITY
766 STREMEL ROAD, KELOWNA BC

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

www.rlkcommercial.com


ROYAL LEPAGE KELOWNA


COMMERCIAL



PROPERTY DETAILS


 **MUNICIPAL ADDRESS**
766 Stremel Rd, Kelowna, BC

 **PID**
010-837-841

 **LEGAL DESCRIPTION**
LOT 10 SECTION 34 TOWNSHIP
26 OSOYOOS DIVISION YALE
DISTRICT PLAN 3236

 **SITE AREA**
2.19 Acres Gross
1.66 Acres Useable

 **ZONING**
Rezoning required

 **LIST PRICE**
\$4,730,000

OVERVIEW

Strategically located in the McCurdy/Rutland North neighborhood, this 2.19-acre vacant site presents a rare opportunity for industrial development. Zoned RU1 and designated for Industrial use in the Official Community Plan, this property boasts a prime location adjacent to the Jaguar Land Rover Volvo Kelowna dealership.

With approximately 1.66 acres of usable land, this site offers a blank canvas for a variety of industrial uses. The property's engineered fill and leveled terrain provide a solid foundation for development, while its proximity to major roads and amenities ensures ease of access and visibility.