



FOR SALE

LAND NEAR HIGHWAY 97

766 STREMEL ROAD, KELOWNA BC

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

[www.rlkcommercial.com](http://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

Located just one block from Highway 97, this 2.19-acre site offers a rare development opportunity in a strong exposure area. Currently zoned RU1, with an Official Community Plan designation for Industrial use and potential for C2 zoning, the property is ideally positioned for a range of commercial or industrial developments.

Surrounded by leading automotive dealerships, including Porsche, Land Rover, and Ford, the site benefits from excellent visibility and accessibility. With approximately 1.66 acres of usable land after setbacks, the property features engineered fill and leveled terrain, providing a solid foundation for future development.

Don't miss this exceptional opportunity to secure a prime site in a thriving commercial corridor.





**STREMEL RD**

**HIGHWAY 97**



