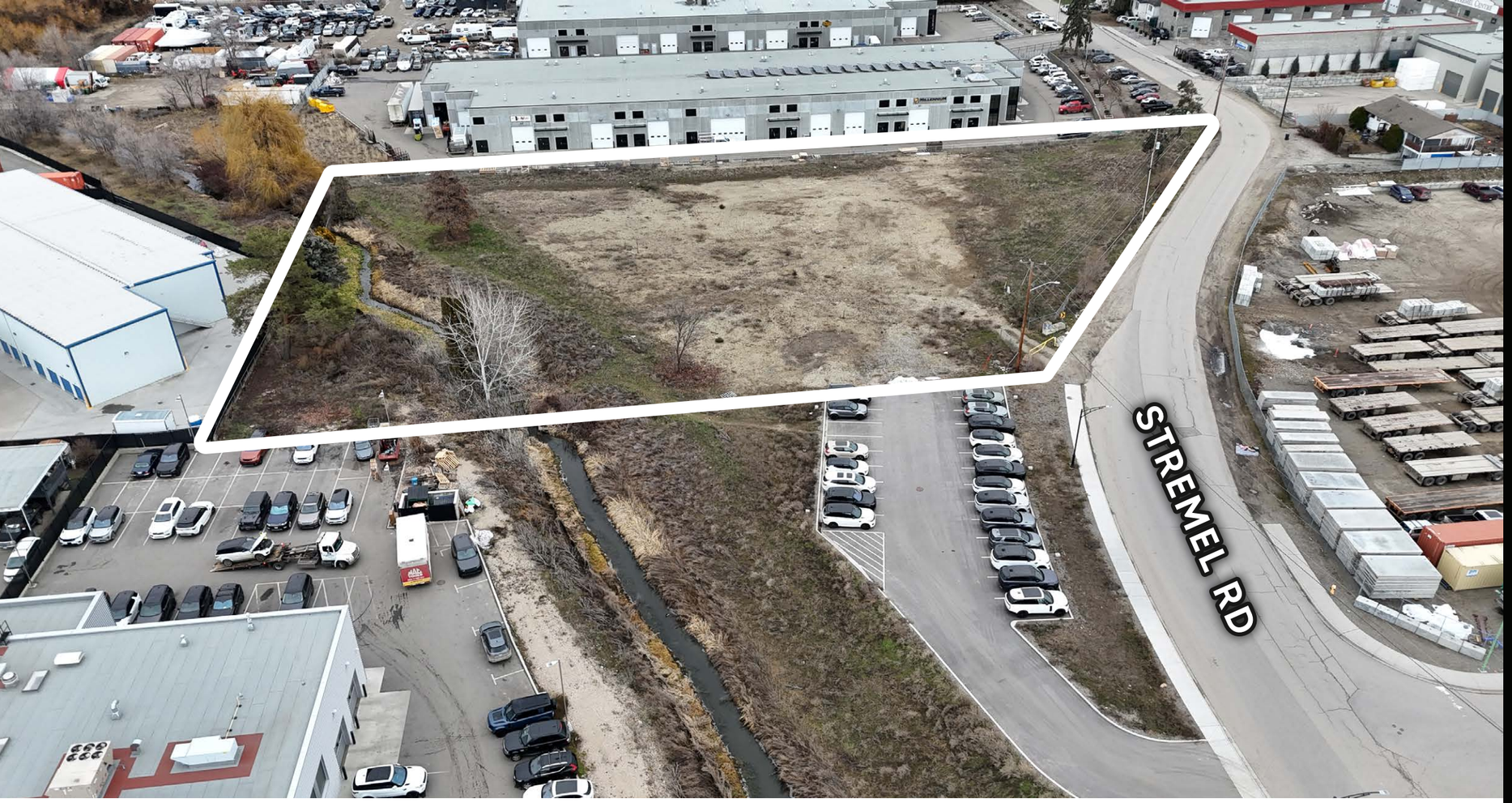
FOR SALE

LAND NEAR HIGHWAY 97

766 STREMEL ROAD, KELOWNA BC

STEVE LAURSEN
PERSONAL REAL ESTATE CORPORATION
250.808.8101
www.rlkcommercial.com

ROYAL LEPAGE KELOWNA
COMMERCIAL



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.

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

STREMEL RD
HIGHWAY 97
SPECIALTY BAKERY & BISTRO