

FOR SALE OR LEASE

1.59 TO 4.48 ACRES



REID'S CORNER

2190 & 2080 RUTLAND ROAD N

Opportunity to secure vacant
land near Highway 97

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038

BIANCA GILBERT

PERSONAL REAL ESTATE CORPORATION

604.374.8221

MORGAN ASLING

AGENT

250.862.7038

ROYAL LEPAGE KELOWNA

COMMERCIAL

CBRE



MISSION GROUP



PROPERTY DETAILS



ADDRESS

2190 Rutland Road North, Kelowna BC
2080 Rutland Road North, Kelowna BC



LEGAL ADDRESS

LOT 1 PLAN EPP110033, SECTION 35, TOWNSHIP
26, OSOYOOS DIV OF YALE LAND DISTRICT

LOT 3 PLAN EPP110033, SECTION 35, TOWNSHIP
26, OSOYOOS DIV OF YALE LAND DISTRICT



PID

2190 Rutland Road North: 031-860-591
2080 Rutland Road North: 031-860-613



PROPERTY SIZE

2190 Rutland Road North
69,555 sf (1.59 acres)

2080 Rutland Road North
125,932 sf (2.89 acres)



ZONING

I2 | General Industrial



FAR

1.5



MAXIMUM BUILDING HEIGHT

16.0 m



LIST PRICE / LEASE RATE

Please contact the listing team



BUILD TO SUIT

Build to suit opportunities are available on a proposal basis. Please contact the listing team for more information.

HIGH-EXPOSURE INDUSTRIAL LAND – REID’S CORNER, KELOWNA

RLK Commercial, CBRE, and Mission Group are pleased to offer up to 4.488 acres of industrial land in one of Kelowna’s most sought-after nodes. Available for sale or lease, the site includes two level, serviced parcels—Lot 1 (1.597 acres) and Lot 3 (2.891 acres)—with easy access to Hwy 97.

With strong frontage and high-traffic visibility, this location is perfect for custom build-to-suit projects that demand exposure, scale, and access.

A rare opportunity for owner-users or tenants looking to establish a flagship operation in one of Kelowna’s busiest commercial corridors.

ZONING

I-2 - GENERAL INDUSTRIAL ZONE

The I-2 zoning designation allows for a broad range of high-value industrial uses. Permitted activities include automotive, RV, and marine sales, equipment dealerships, fleet operations, warehouse sales and distribution and athletic facilities. Outdoor storage and display are permitted, offering further flexibility. I-2 zoning accommodates both light and heavy industrial operations, with limited focus on retail or public-facing components, making the site ideal for businesses that prioritize functionality and efficiency.

KEY FEATURES

-  Convenient access from Highway 97
-  Controlled intersections
-  Excellent frontage & exposure along Old Vernon Road & Rutland Road N
-  Development ready with substantial off sites complete
-  5-minute drive from Kelowna International Airport
-  15-minute drive to Downtown Kelowna
-  5-minute drive from UBC Okanagan campus – 11,900 + students. Downtown Kelowna campus projected to complete in 2027





SEXSMITH RD

HIGHWAY 97

OLD VERNON RD

2190 Rutland Road N

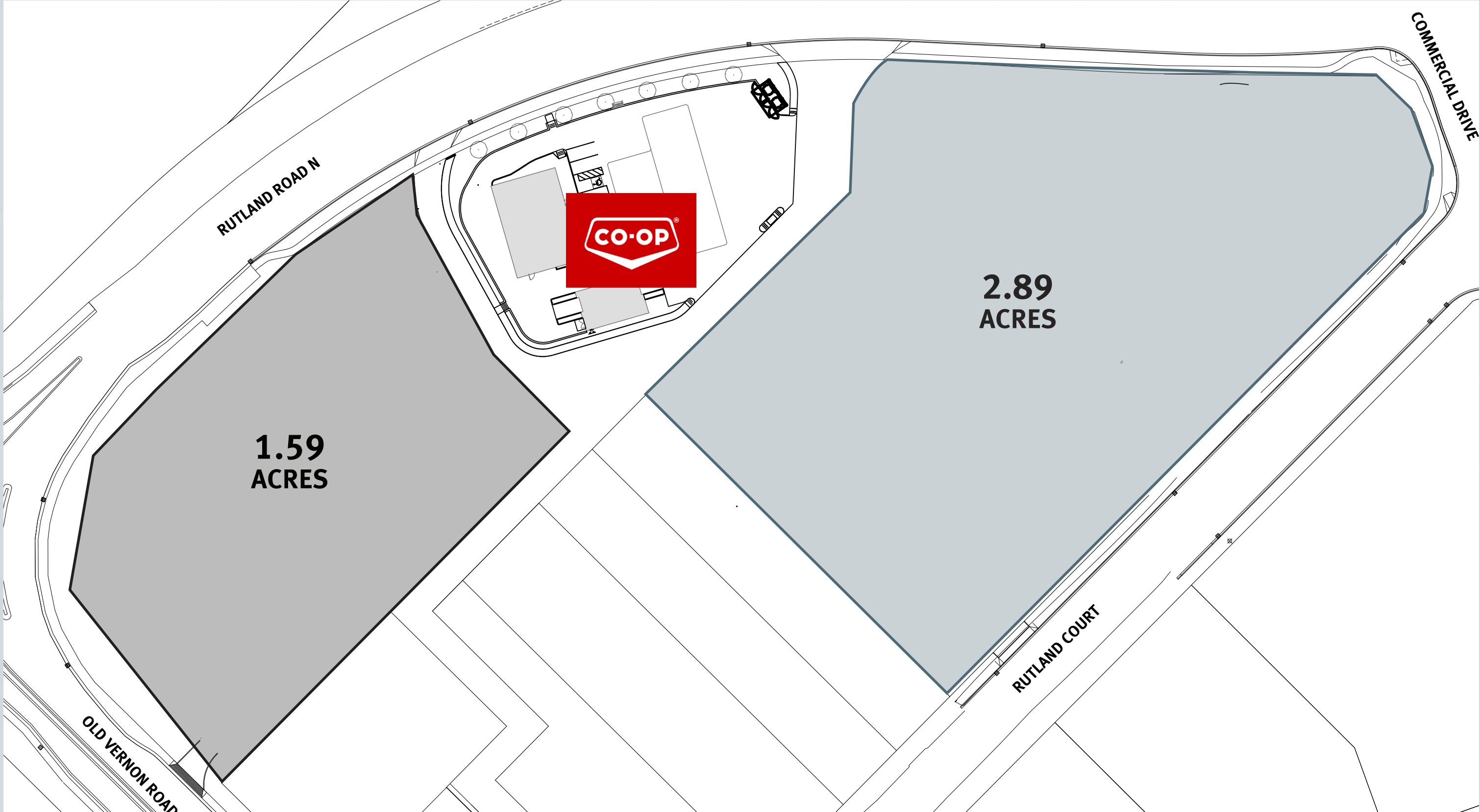
2080 Rutland Road N

RUTLAND RD N

RUTLAND CT

COMMERCIAL DR

SITE PLAN

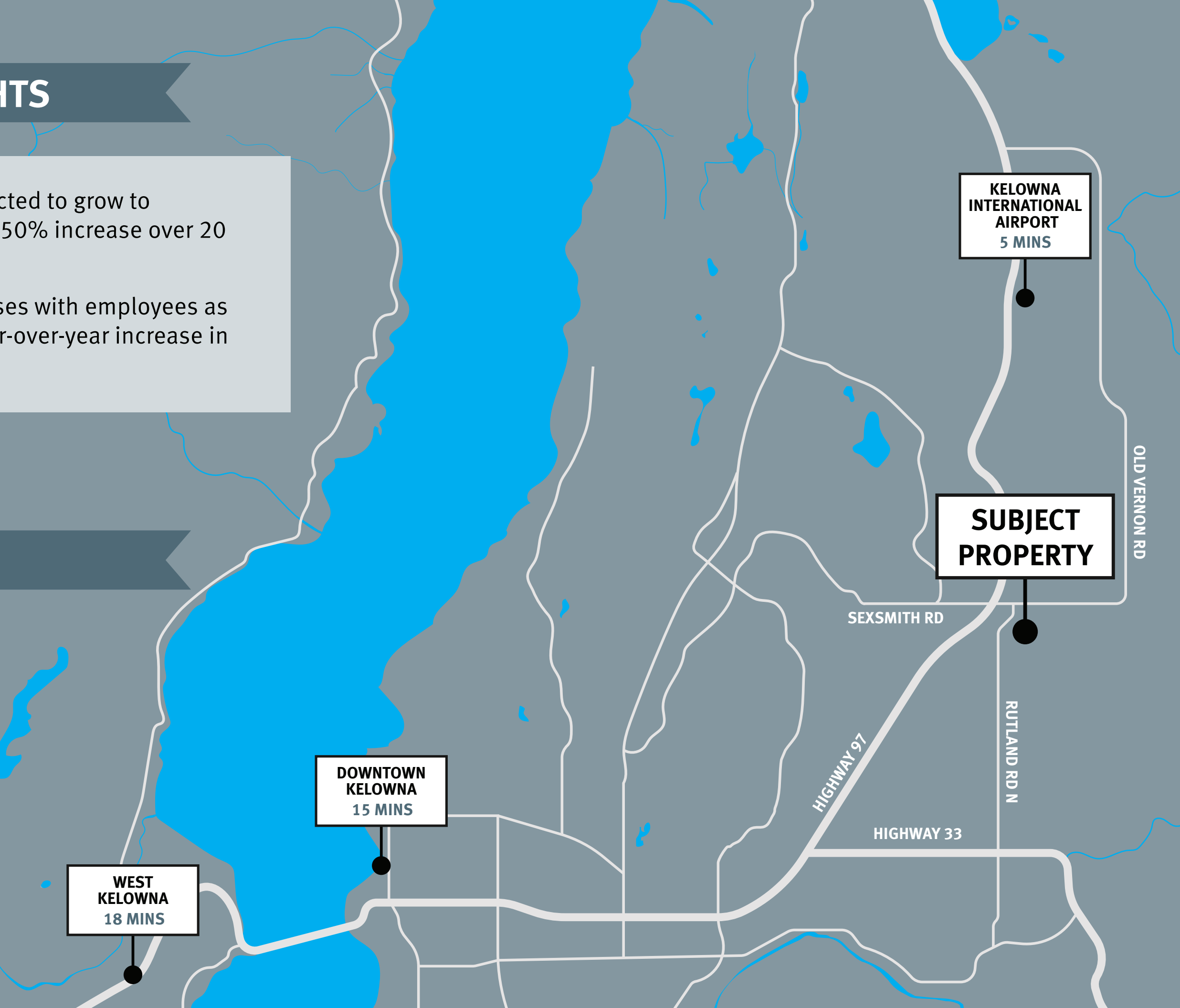


PROPERTY HIGHLIGHTS

- The Central Okanagan is projected to grow to 383,000 residents by 2046, a 50% increase over 20 years
- Home to over 34,000 businesses with employees as of 2023, reflecting a 5.4% year-over-year increase in economic activity

DRIVE TIMES

Lake Country 12 mins
Vernon 30 mins
Vancouver 4 hours





STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

stevelaursen@rlkcommerical.com

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038

meghancortese@rlkcommerical.com

MORGAN ASLING

AGENT

250.862.7038

morganasling@rlkcommercial.com

MODERN COMMERCIAL TEAM

BIANCA GILBERT

PERSONAL REAL ESTATE CORPORATION

604.374.8221

bianca.gilbert@cbre.com

ROYAL LEPAGE KELOWNA

COMMERCIAL

CBRE

This document/email has been prepared by Royal LePage Kelowna Commercial for advertising and general information only and makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.

We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

Any interested party should undertake their own inquiries as to the accuracy of the information. Royal LePage Kelowna Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Royal LePage Kelowna Commercial and /or its licensor(s).