

FOR SALE

9611 HIGHWAY 97
LAKE COUNTRY, BC

ONE OF A KIND CLASS A OFFICE BUILDING
7,270 SQFT OWNER-OCCUPIER OPPORTUNITY



WILLIAM | WRIGHT

EXCEPTIONAL SUSTAINABLE OFFICE SPACE WITH PRIME HIGHWAY EXPOSURE

Discover this meticulously designed, approximately 7,270 sq ft office building that seamlessly combines upscale architecture with ecoconscious innovation. Situated along a busy highway with premium exposure, this property offers exceptional signage opportunities and high visibility, making it the ideal location for your business.





SALIENT DETAILS

- + Premium highway exposure and access
- + Class A Office building built to LEED standards
- + Abundance of natural light and wood beam architecture
- + 15 onsite parking stalls with 2 EV charging stations
- + Thoughtfully landscaped grounds surround a serene pond and lush greenery

SALIENT FACTS

LOT SIZE	± 20,038 SQFT
BUILDING SIZE	± 7,270 SQFT
PARKING	15 stalls, 2 EV charging stations
ZONING	C1
PID	006-574-211
LEGAL DESCRIPTION	LOT 6 SECTION 10 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 3570 EXCEPT PLAN 42781
PRICE	\$5,250,000



WELLNESS & SUSTAINABILITY IN FOCUS

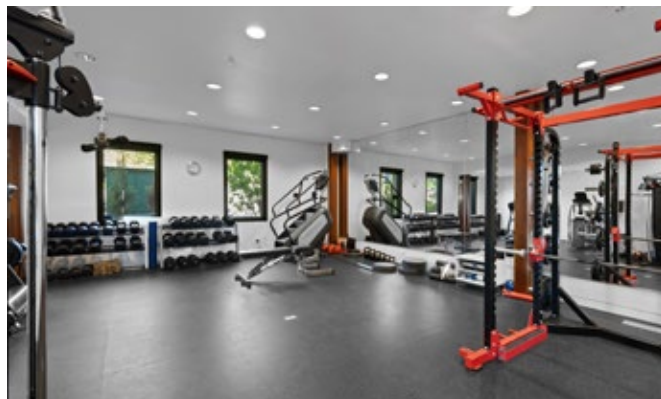
The extensive use of natural, eco-friendly materials and abundant natural light foster a healthy, inspiring environment that supports employee wellness and retention, all while reducing your environmental footprint.

This premium property offers a unique opportunity to elevate your business in a beautiful and sustainable setting designed to elevate employee well-being. Don't miss your chance to be part of a forward-thinking, environmentally conscious, and quickly growing community.

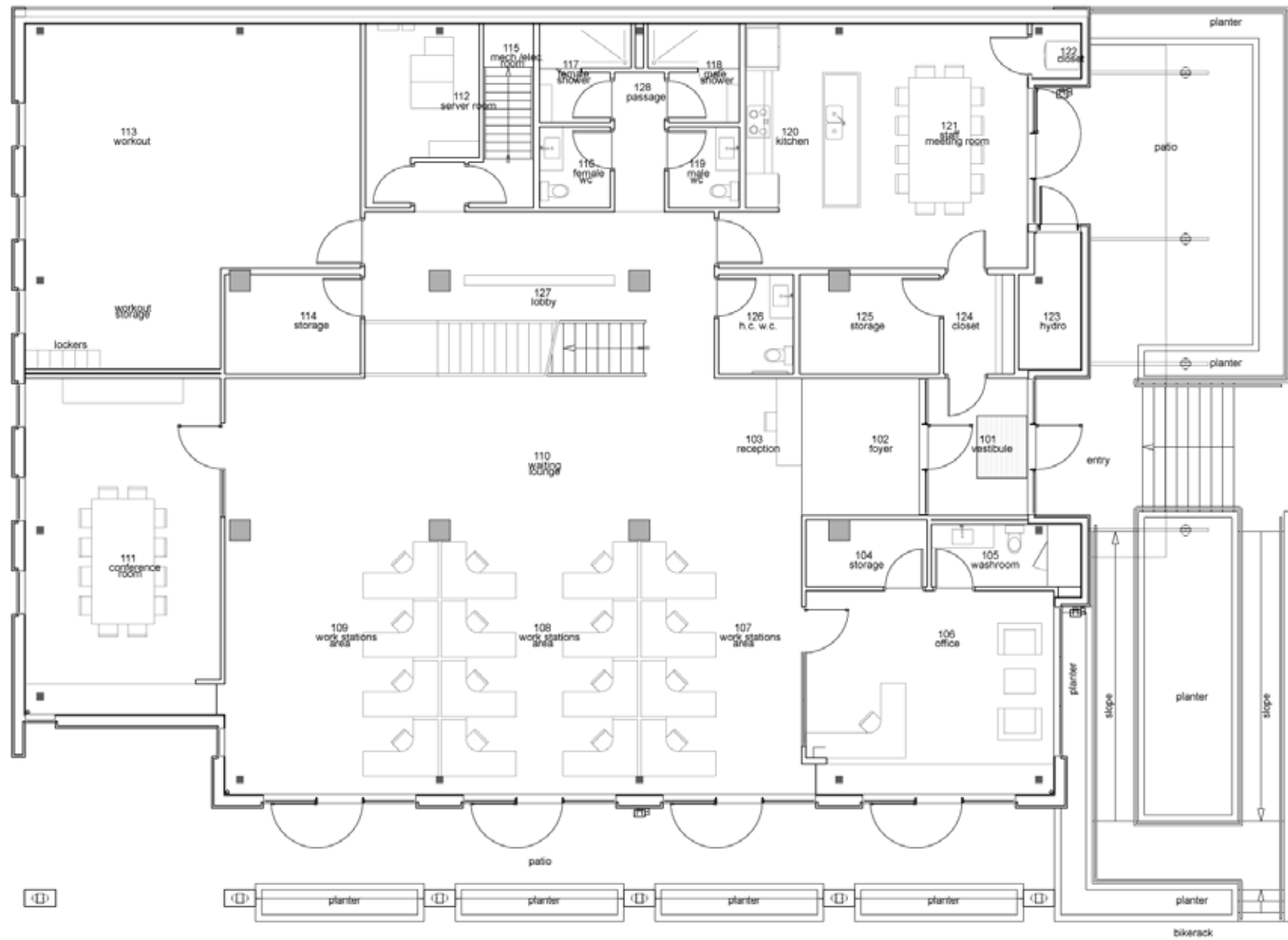


THOUGHTFUL DESIGN & ARCHITECTURE

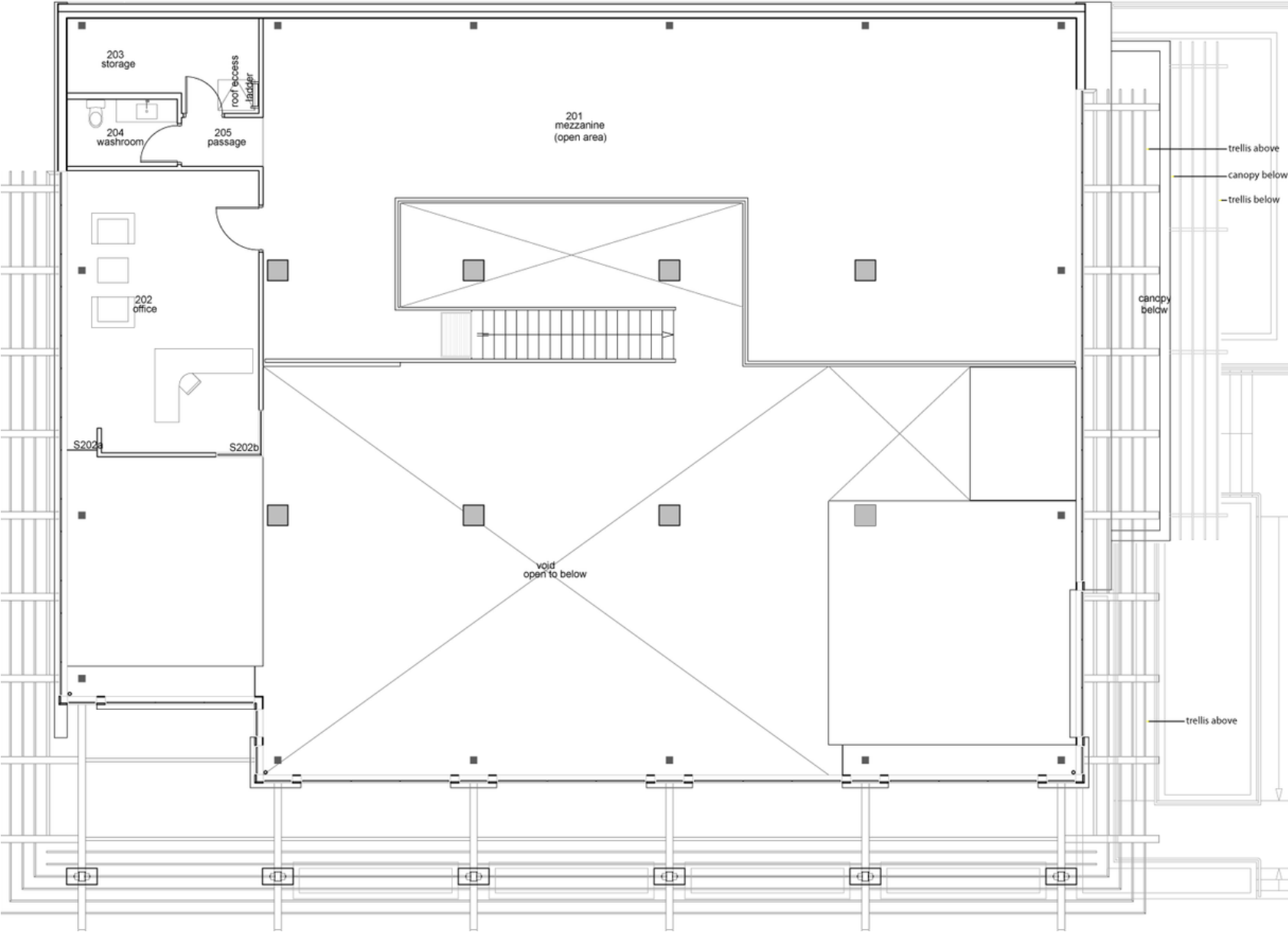
Featuring stunning wood beam accents and floor-to-ceiling windows, the building floods interiors with natural light, creating a bright, inviting workspace that promotes wellness and productivity.

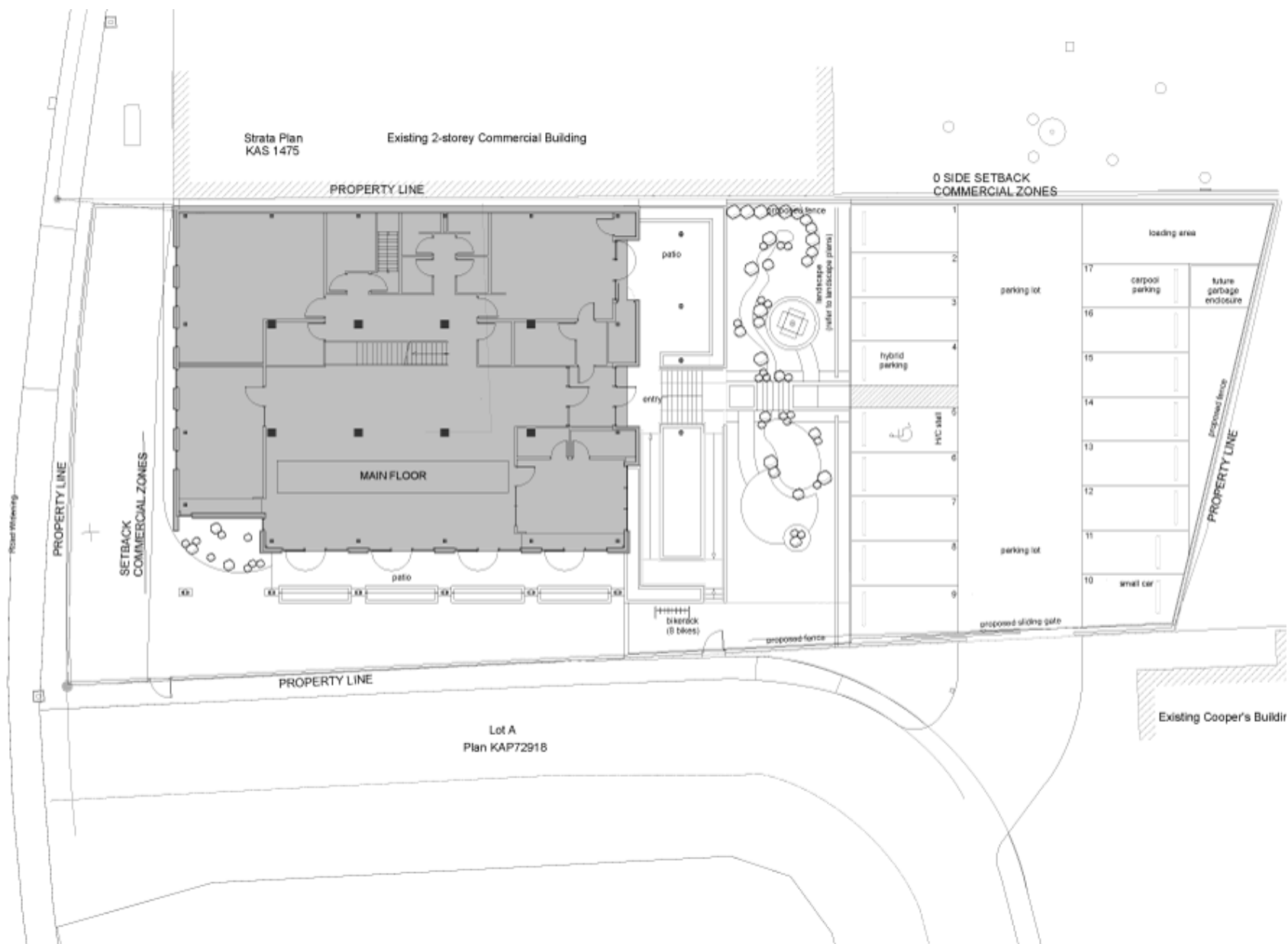


FLOORPLAN / GROUND FLOOR



FLOORPLAN / SECOND FLOOR







STRATEGIC LOCATION & VISIBILITY

Boasts outstanding highway frontage, providing maximum exposure and easy access for clients and employees alike. Located on the South side of Highway 97 with shared access to the Save-On-Foods parking lot.



**DRIVING
DISTANCES**

FOR MORE INFORMATION CONTACT

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