

# FOR SALE

716 Adams Court, Kelowna, B.C.

0.99 ACRE INDUSTRIAL LAND OPPORTUNITY FRONTING HIGHWAY 97



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**Marcus & Millichap**

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# OPPORTUNITY

Presenting the opportunity to acquire a 0.99 acre vacant industrial parcel strategically located within Kelowna's Sexsmith industrial submarket, offering exceptional exposure, connectivity, and development potential. The property is level, graveled/paved, and fully serviced, providing immediate usability for a wide range of industrial uses permitted under General Industrial (I2) zoning. With approximately 290' of direct frontage along Highway 97 with access via Carney Road/Edwards Road intersection, the site offers unparalleled visibility and accessibility along Kelowna's primary transportation corridors. This rare combination of location, visibility, and immediate usability positions the property as an ideal choice for businesses looking to establish a strong presence in Kelowna's thriving industrial market.

## SALIENT DETAILS

**Civic Address:** 716 Adams Court, Kelowna, BC

**Legal Description:** LOT 6, PLAN KAP29524, SECTION 2, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN EPS7216 PH1

**PID:** 004-273-559

**Total Available:** 2.04 AC (88,851 SF)

**Lot 1:** UNDER CONTRACT

**Lot 2:** 0.99 AC (43,124 SF)

**Highway 97 Frontage:** Approximately 290'

**Proposed Zoning:** [I2 – General Industrial Zone](#)

**Property Taxes (2024):** \$49,726.87 for both lots

**Asking Price:** Contact Listing Agent



## HIGHLIGHTS



Approximately 290' of direct exposure to Highway 97



Leveled, graveled/paved, and fully serviced



Parcels available together or separately



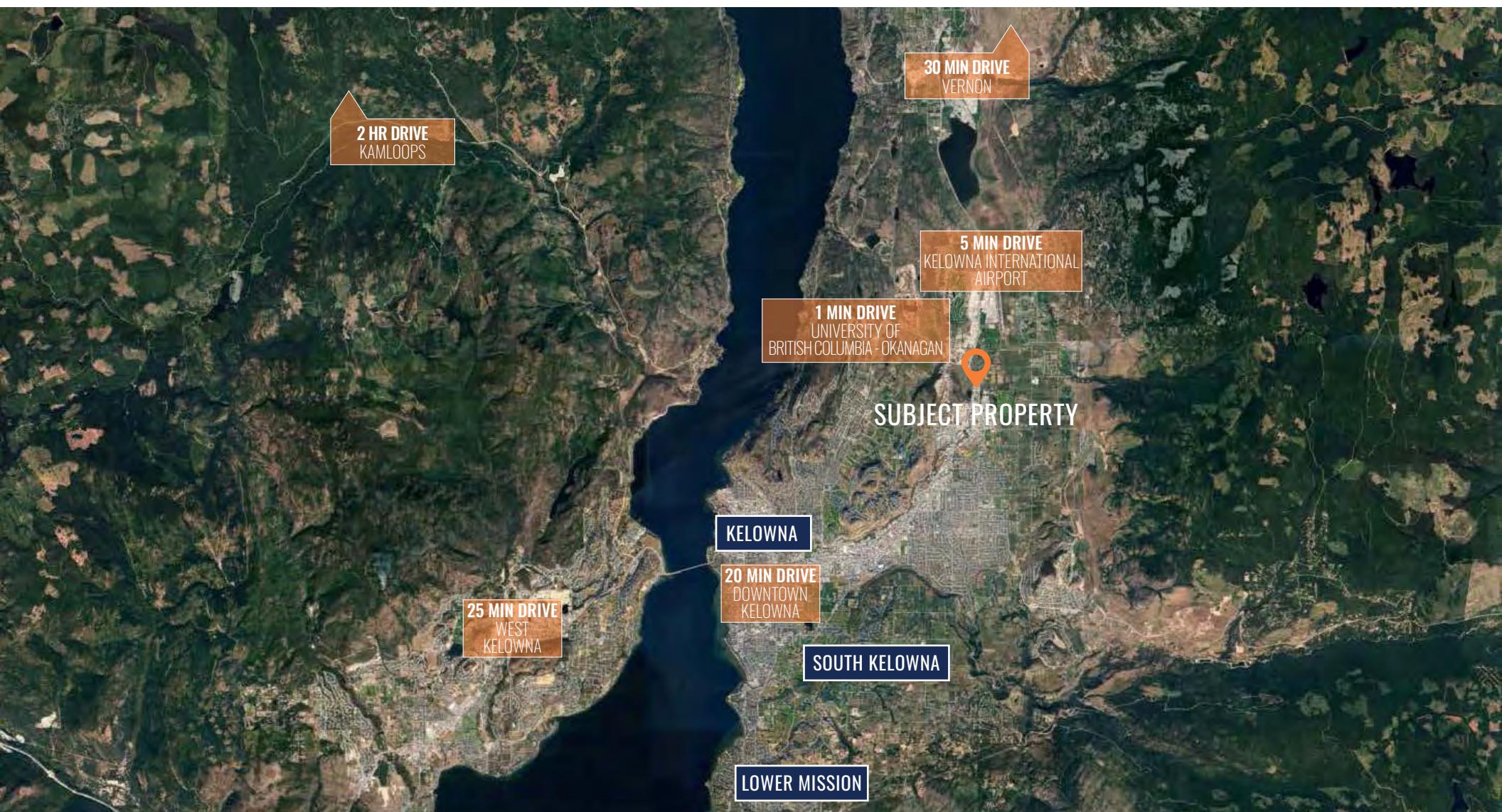
I2 Zoning allows for a wide variety of industrial uses

## PROPERTY OVERVIEW



## DRIVE TIMES

Strategically located on the northernmost end of Kelowna's Sexsmith industrial node, the Subject Property is an ideal choice for businesses looking for easy access to key markets and services. Positioned seconds from Highway 97, the property enjoys excellent connectivity to Kelowna, the broader Okanagan Valley and beyond. Additionally, the surrounding area is home to a thriving mix of synergistic industrial business, commercial amenities, and residential neighbourhoods.



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