



FOR SALE

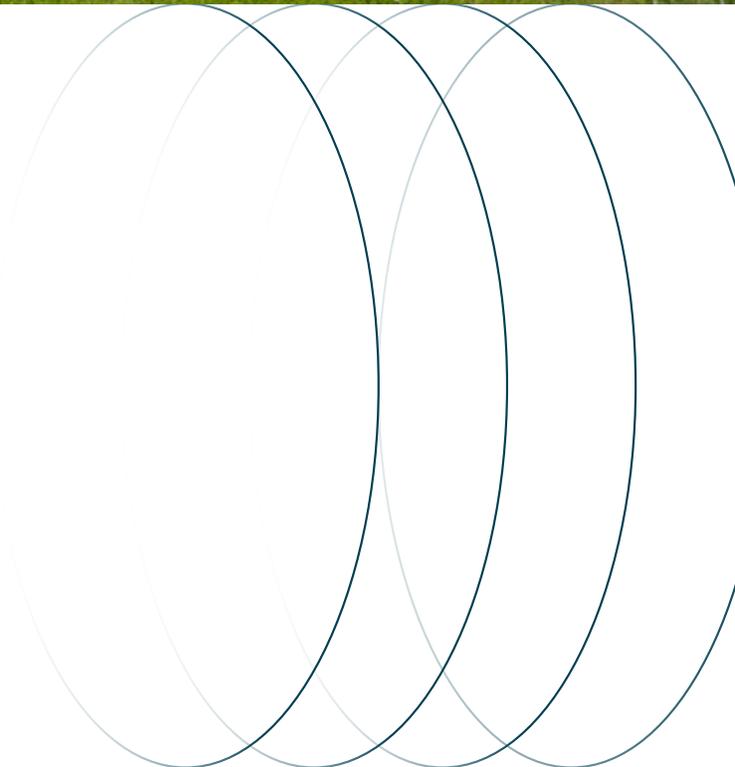
Future Development
Gas Station, Drive-Thru
Restaurant, Liquor Store

 **JLL** SEE A BRIGHTER WAY

For Sale

3101 9th Avenue SW, Salmon Arm, BC

9,704 sq. ft. Free-Standing Commercial Building on 2.72 acres of land

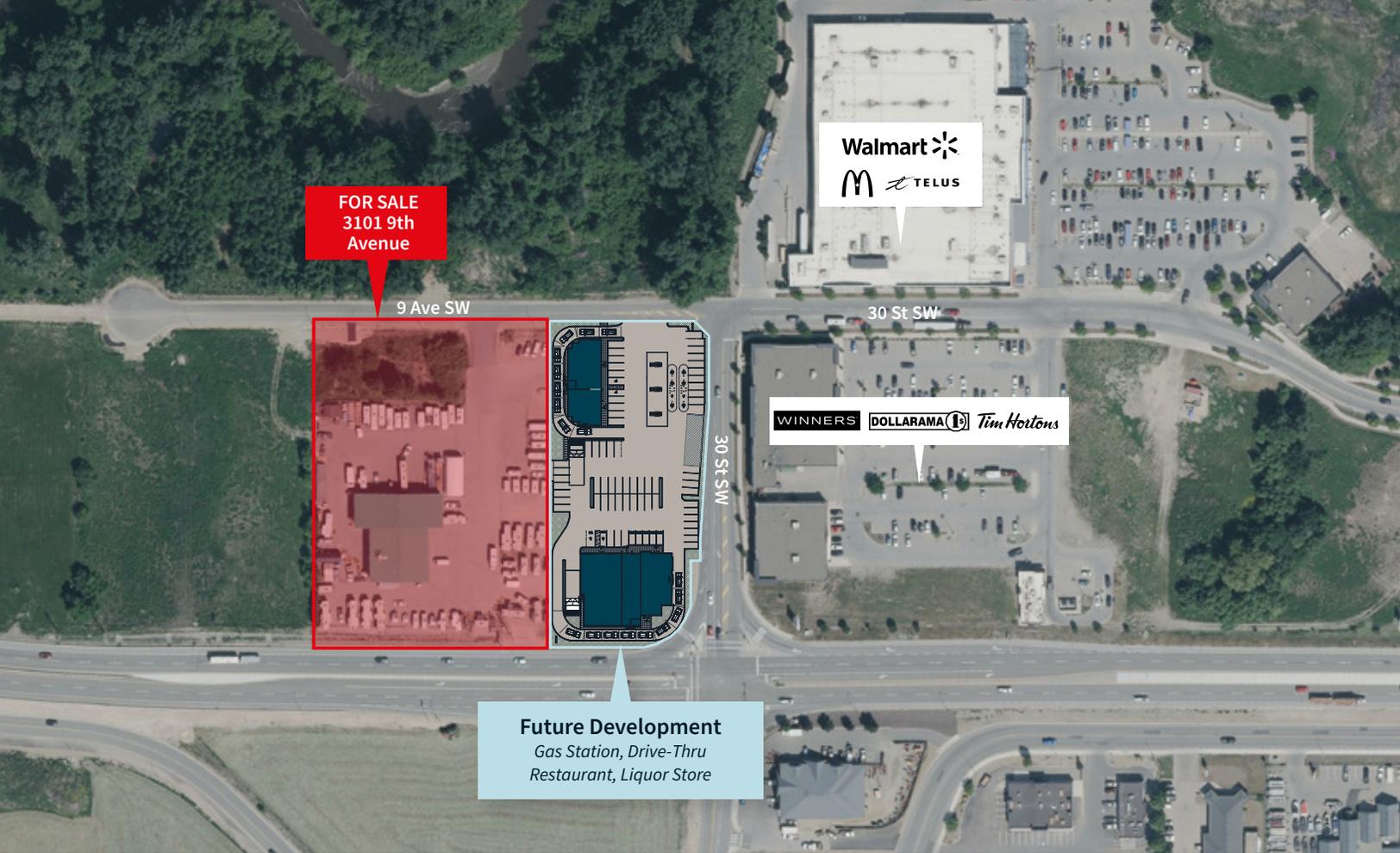


Verstaile C-3 Zoned Site with Development Potential

- C-3 Service Commercial zoning allows for a wide range of commercial uses including: retail stores, restaurants, offices, personal service establishments, hotels, upper floor dwelling units, and more
- Shadow anchored by Walmart Supercentre and positioned alongside national tenants including Winners, Dollarama, McDonald’s, Tim Hortons, and Popeyes
- Excellent visibility and access from the Trans-Canada Highway



Location:	3101 9th Avenue Salmon Arm, BC	Year Built:	2001 + Addition 2005
PID:	024-819-441	Ceiling Height:	9 - 23' office/retail area 18 - 19' warehouse area
Zoning:	C-3 Service Commercial Zone	Heating/Cooling:	Roof mounted HVAC, electrical baseboard and mini-split system
Land Area:	2.72 acres	Foundation:	Poured concrete
Building Size:	9,704 s.f. main + 248 mezzanine	Construction Type:	Steel frame
Tenancy:	Vacant upon closing	Electrical:	400-amp, 3-phase power
Listing Price:	\$4,499,999		



Site Features



2.72 acres (118,483 SF) of developable land



Level, regular-shaped parcel offering versatile development configurations



Well-maintained building constructed in 2001 provides immediate occupancy option

Demographics

	5 minutes	10 minutes	15 minutes
Total population	7,115	19,453	24,366
Growth rate (prev. 5 yrs)	16.3%	13.5%	9.0%
Average HH income	\$85,082	\$98,246	\$98,528
Average HH expenditure	\$100,239	\$119,386	\$120,752
Median Age	53.0	50.8	51.3

Source: Environics, 2025





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