

FOR SALE | INVESTMENT PROPERTY WITH DEVELOPMENT POTENTIAL
131 COMMERCIAL DRIVE
KELOWNA, BC



John-Erik Grain
Personal Real Estate Corporation
D 604.630.3060 C 778.581.3456
je.grain@lee-associates.com

FOR SALE | INVESTMENT PROPERTY WITH DEVELOPMENT POTENTIAL

131 COMMERCIAL DRIVE

KELOWNA, BC

PROPERTY DETAILS

Civic Address	131 Commercial Kelowna, BC
Legal Description	Lot 6, Plan KAP57139, Section 35, TWP 26, ODYD
Parcel Identifier	023-458-721
Year Built	1994
Building Size	4,400 SF ground floor office
Site Size	0.47 acres
Buildable SF	Over 12,500 SF
Zoning	C2
Property Taxes	\$13,805.07 (2023)
Title	Freehold
Asking Price	\$2,700,000.00



Opportunity

Embrace an unparalleled investment opportunity in the heart of Kelowna with this prime freehold, 4,400 square foot commercial real estate gem over a 0.47-acre flat site. Built in 1994, the structure, finishes and building systems have been well maintained by the owners. Centrally located near thriving industrial hubs at Reids Corner, this property offers unmatched convenience with excellent Highway 97 & 33 access and close proximity to the airport.

With flexible C2 zoning and redevelopment potential. Serving as an outstanding holding property, it is further enhanced by high-quality commercial tenants secured under a new 3-year lease. Don't miss your chance to own a piece of Kelowna's flourishing commercial real estate, ripe with possibilities for both immediate income and future development. Secure your investment today!

Location Overview

Centrally located near the thriving industrial hub at Reids Corner, this property offers unmatched convenience with excellent access to Highways 97 & 33 and close proximity to Kelowna International Airport.

Features

- ▶ Central location
- ▶ Excellent highway access
- ▶ Fully landscaped
- ▶ Visual exposure
- ▶ Torch on roof
- ▶ Central HVAC
- ▶ Well-maintained property
- ▶ Flat site
- ▶ Holding income
- ▶ Redevelopment potential





Nearby Amenities



Highway Access



Kelowna International Airport



Golf Courses



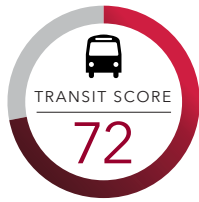
UBC Okanagan Campus

Demographics	1 km	3 km	5 km
Estimated Population	12,292	91,004	190,982
Median Age	42.9	41.6	39.7
Average Household Income	\$213,672	\$175,470	\$156,852
Total Daytime Population	9,383	89,371	212,960

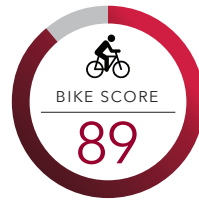
Source: Environics Analytics 2023



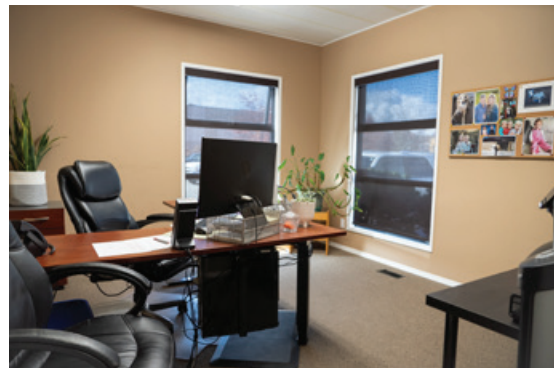
Very Walkable



Excellent Transit



Very Bikeable





John-Erik Grain

Personal Real Estate Corporation

D 604.630.3060 C 778.581.3456

je.grain@lee-associates.com

© 2024 Lee & Associates Commercial Real Estate (BC) Ltd. ("Lee & Associates Vancouver"). All Rights Reserved. 814. E. & O.E.: Although the information contained within is from sources believed to be reliable, no warranty or representation is made by Lee & Associates Vancouver as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification.

475 West Georgia Street, Suite 800 | Vancouver, BC V6B 4M9 | 604.684.7117 | leevancouver.com

