



For Sale

1200 Leathead Road, Kelowna, BC

17,731 sq. ft. Free-Standing Commercial
Building on 2.0 acres of land

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Salient Details

Location:	1200 Leathead Road, Kelowna, BC	PID:	018-361-820
Zoning:	C-2 Vehicle Oriented Commercial	Tenancy:	Vacant
Land Area:	2.00 acres	Year Built:	1994 + Renovated 2007
Building Size:	17,731 s.f.	Parking:	Surface
Listing Price:	Contact Listing Broker	Signage:	Pylon
Purchase Structure:	Share sale of bare trustee title company can be available		



Property Highlights



Prime location with excellent visibility and accessibility



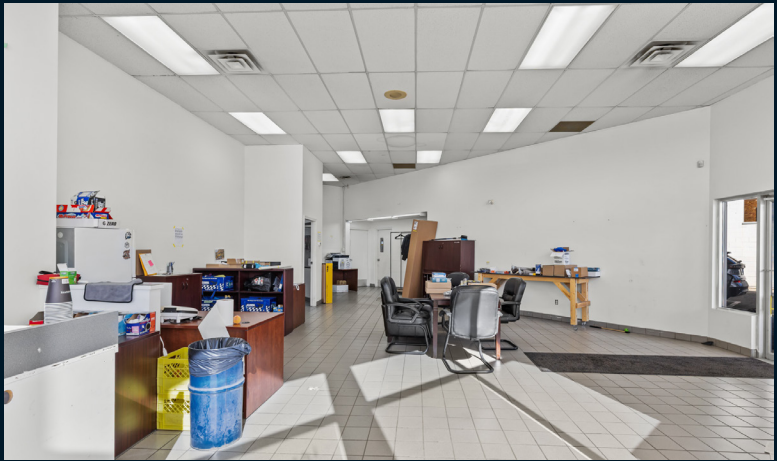
Rare availability of corner lots of this caliber and size



Building with immediate commercial use and potential for densification

Demographics

	Source: Enviroics, 2025	5 minutes	10 minutes	15 minutes
Total population		27,788	68,594	142,141
Growth rate (prev. 5 yrs)		8.6%	12.8%	14.8%
Avg HH income		\$97,827	\$104,609	\$111,687
Avg HH expenditure		\$109,209	\$119,733	\$129,045
Median Age		37.7	39.2	40.2



*Hoists not included in sale



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