

3306-3346
HWY 97 NORTH

351

LOYD ROAD

Kelowna BC

FOR SALE

EXCEPTIONAL HIGHWAY FRONTAGE LAND OPPORTUNITY - 1.59 ACRES



**CUSHMAN &
WAKEFIELD**

3306-3346

HWY 97 NORTH

351

LOYD ROAD

Kelowna BC

LOCATION

Cushman & Wakefield ULC is pleased to offer for sale a 100% freehold interest in 3306 - 3346 HWY 97 North & 351 Loyd Road (collectively the "Property") located on the north end of Kelowna BC.

The 1.59 acre property adjacent to industrial, residential, self-storage, retail and many other amenities, showcases that this opportunity is second to none. With exposure and convenient access to the Highway 97N via Loyd Road, the Property is conveniently accessible yet offers the maximum exposure of a major regional transportation route.



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PROPERTY HIGHLIGHTS

- Approximately 422' of high volume exposure along Hwy 97N
- Generally flat, crushed gravel and fenced
- 3 legal properties totaling 1.59 acres
- Major intersection (Loyd/Findlay), allowing for easy turning in all directions
- Flexible zoning allows for multiple uses
- Multiple existing structures could be utilized for low site coverage operators

LAND AREA

1.59 acres (69,381 Sq. Ft.)

APPROXIMATE DIMENSIONS

Frontage 422' along Hwy 97N

West Property Line 260'

North Property line 370'

CURRENT ZONING

I-2 General Industrial Zone

ASKING PRICE

\$5,500,000

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3306-3346
HWY 97 NORTH / **351**
LOYD ROAD
Kelowna BC

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WEST
KELOWNA
25MIN DRIVE

OKANAGAN
LAKE

DOWNTOWN
15MIN DRIVE

ORCHARD PARK
MALL

KELOWNA
GOLF & COUNTRY
CLUB

OKANAGAN
GOLF CLUB

YLW
10MIN DRIVE

UBCO

Hwy 97N Amenities

- Kal-Tire
- Fraserway RV
- Totom Storage
- Tim Horton's
- McDonald's
- Wal-Mart
- Home Depot
- BC Liquor Store
- Trail Appliance
- Multiple Hotels
- Multiple Automotive Dealers
- And many more!



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