



9918 Highway 97 Highway Lake Country British Columbia

\$1,950,000

Recently reduced to \$1,950,000, this is an opportunity to acquire an irreplaceable commercial property at one of Lake Country's busiest and most prominent intersections. The 0.41-acre site offers exceptional exposure with approximately 240 feet of frontage along Highway 97, complemented by a dedicated on-site parking lot. The 3,299 sq. ft. building has benefited from recent base-building upgrades, including a new 200-amp electrical panel, insulated garage doors, enhanced insulation, and new drywall to shell-creating a flexible, move-in-ready canvas for tenant improvements or value-add repositioning. Strategically located directly across from Shoppers Drug Mart, RBC, and Tim Hortons, the property is anchored by strong daily traffic counts and sits just minutes from Kelowna International Airport. Zoned C1 (Town Centre Commercial) with a Mixed Use Commercial OCP designation, the site supports a broad range of commercial uses and offers meaningful long-term redevelopment potential. Well suited for an owner-occupier, investor, or developer seeking a high-exposure, service-commercial asset in one of the Okanagan's fastest-growing communities.

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Listing Presented By:



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Venture Realty Corp.

<https://venturecommercial.ca/>



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