

3036 Appaloosa Road Kelowna British Columbia

$3,999,888

PRIME I2-ZONED INDUSTRIAL LAND FOR SALE | 3036 APPALOOSA ROAD, KELOWNA | 1.83 ACRES! Exceptional opportunity to acquire approximately **1.83 acres of I2 (General Industrial) zoned land**, strategically located in Kelowna's rapidly developing Appaloosa Industrial Corridor, just minutes from Kelowna International Airport. **Already zoned I2 and ready for industrial development**, this property offers excellent potential for investors, developers, and owner-users looking to capitalize on the growing demand for industrial space. The property features an **existing residential house and a large shop**, providing potential holding income and operational flexibility while planning future development. I2 zoning accommodates a wide range of industrial and commercial uses, including contractor services, automotive and equipment repair, commercial and outdoor storage, equipment rentals, custom indoor manufacturing, business support services, and vehicle and equipment services, subject to applicable zoning regulations and municipal approvals. With its substantial land area, established industrial zoning, and strategic location in the Appaloosa Corridor, this property presents an outstanding opportunity for **industrial redevelopment, investment, or owner-user operations**. **The property is being sold on an "as is, where is" basis.** (id:6769)

Listing Presented By:



Originally Listed by:
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RE/MAX Kelowna

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