

# HIGHWAY 97

# STREMEL RD

## 1244 Findlay Road Kelowna British Columbia

Rutland North

### \$1,500,000



Exceptional opportunity to acquire a Fully Accessible Lot at 1244 Findlay Rd, Kelowna, BC. Designated for Future Industrial Use under the City's OCP and surrounded by I2-zoned Properties, this 0.34-acre Flat Lot is ideal for industrial redevelopment. With access via McCurdy Rd, Stremel Rd, + Findlay Rd, + Excellent connectivity to Highway 97, the property is Well-Positioned for automotive-related or other Industrial Businesses. Utility Services—including Water, Sewer, Electricity, Natural Gas, + Telecommunications—are readily available + can be upgraded as needed. The site features flexible development options with no minimum side or rear setbacks and a Maximum Building Height of 16.0 m. Room Dimensions are placeholders. Marketed for future land use, the property is sold "As is, Where is." This prime investment offers significant potential in one of BC's fastest-growing metropolitan markets. Contact Clifford May for more details. Brochure Available. (id:6769)

**Clifford May**

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