



## 2040 Joe Riche Road Kelowna British Columbia

Joe Rich

# \$11,990,000



Prime Development Opportunity - 2040 Joe Rich Road & 2021 Hwy 33 E, Black Mountain, Kelowna Secure nearly 5 acres of premium commercial land in the heart of Kelowna's growing Black Mountain community. Strategically located at the high-visibility corner of Joe Rich Road and Highway 33 East, this property offers outstanding exposure and long-term upside in one of the city's fastest-developing corridors. Rezoning is currently underway for a proposed 148-unit multi-family residential development with up to 15,000 sq ft of ground-level commercial space, creating a strong mixed-use opportunity designed to serve the surrounding neighbourhood. Letters of Intent are secured with nationally recognized brands including Loblaw Companies Limited, McDonald's, and Petro-Canada, offering built-in tenant appeal and future stability. An established liquor store is already operating on site, providing immediate holding income. This is a rare chance to control a substantial footprint in a high-demand location with strong residential growth, excellent traffic flow, and expanding amenities. Option available to relocate the pump house and incorporate Lot 1 (1655 Gallagher Road) into the purchase for additional scale. A strategic investment with vision, location, and momentum on its side. (id:6769)



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