



## 2165 Optic Court Kelowna British Columbia

University District

# \$2,450,000



Exceptional opportunity to acquire 0.988 acres (approx. 43,037 sq.ft.) of light industrial land in the highly desirable Airport Business Park. Strategically located with the property backing directly onto Highway 97, this site offers outstanding visibility and exposure along one of the Okanagan's busiest transportation corridors. The I2 - General Industrial (Light Industrial) zoning allows for a wide range of uses including warehouse, contractor services, manufacturing, fleet services, storage, and multi-tenant industrial development. Development regulations allow for up to 1.5 FAR and a maximum building height of approximately 16 metres, providing excellent flexibility for a substantial industrial building with mezzanine or office space. The zoning also permits up to 60% building coverage and up to 90% total site coverage including structures and paved areas, making it ideal for businesses requiring yard space for equipment, fleet vehicles, storage, or loading. Situated in the heart of Kelowna's premier industrial hub and just minutes from the airport, UBCO, and major transportation routes, this property offers a rare opportunity to secure nearly one acre of high-exposure industrial land in a rapidly growing commercial and industrial corridor. place to do so!!! All designs were done for seller's desired needs. This is one of the last remaining lots in the airport district Ca...



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