



2165 Optic Court Kelowna British Columbia

University District

\$2,350,000



Exceptional opportunity to acquire 0.988 acres (approx. 43,037 sq.ft.) of I2 - General Industrial land in Kelowna's highly desirable Airport Business Park. Backing directly onto Highway 97, the property offers outstanding visibility and exposure along one of the Okanagan's busiest transportation corridors, just minutes from Kelowna International Airport, UBCO and major transportation routes. The flexible I2 zoning permits a wide range of industrial uses including general industrial, warehousing, commercial storage, automotive and equipment industrial, outdoor storage and more. Development regulations allow for up to 1.5 FAR, a maximum building height of 16 metres, up to 60% building coverage and up to 90% total site coverage, providing excellent flexibility for a substantial industrial development. With nearly an acre of land, the site offers an excellent opportunity for an owner-user, developer or investor looking to establish a presence in one of Kelowna's key industrial areas. One of the few remaining undeveloped industrial lots in the Airport Business Park, opportunities of this size and location are increasingly difficult to secure. Preliminary designs were completed for the seller's intended use and may provide a valuable starting point for future development. Call the listing REALTOR® for additional information. (id:6769)

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