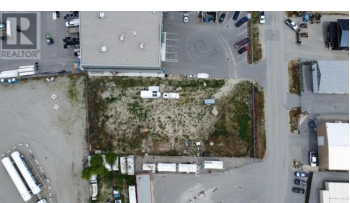




## 222 Maple Avenue Oliver British Columbia

Oliver

# \$479,000



Seize the opportunity to acquire prime industrial land in Oliver, BC. This high-profile industrial property is ready for immediate development and offers exceptional accessibility and infrastructure. Strategically located in the South Okanagan, this site is an ideal hub for business operations, ensuring seamless connectivity for Canadian transportation and logistics. The 0.60-acre lot full underground utility connections, including sewer, water, high-speed fibre optic, natural gas, and both single and three-phase power. Zoning allows for a building of up to 25,000 sq. ft., making it ideal for a wide range of industrial and commercial uses. Current Zoning permits: car wash, gas station, convenience store, wholesale distribution, veterinary clinic, self-storage or mini-storage, and abattoirs. Additionally, a complimentary dwelling can be built on-site, and retail operations are permitted, offering even greater flexibility for development. Equipped with fire hydrants and light standards, the property ensures a secure and well-lit environment. It is fenced on three sides with a 6' chain-link and wire for added security. Located in a thriving industrial area, this property is surrounded by successful businesses, including steel fabrication, automotive R&D, rental centers, a propane bulk plant, and an industrial fuel cardlock. Don't miss out on this exceptional opportunity to esta...

**Mathew Lewis**

RE/MAX Wine Capital Realty

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