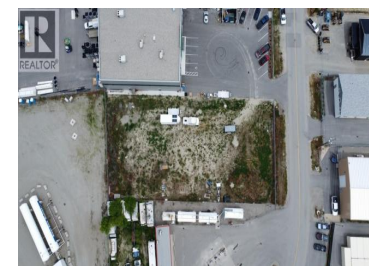


222 Maple Avenue Oliver British Columbia

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. 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 establish your business in one of Oliver's most desirable industrial zones. Contact us today to learn more! (id:6769)

Mathew Lewis

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