

Lot lines are for visual reference only

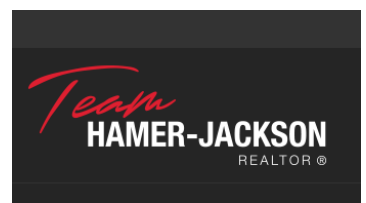
**PL 4**  
**1.49 ACRES**

**247 Brickyard Road Enderby British Columbia**  
Enderby / Grindrod  
**\$2,995,000**



Take advantage of this rare opportunity to acquire industrial land in the North Okanagan. Located in the City of Enderby this 4-acre property is approved for a 4-lot subdivision providing the option to keep as is or complete the subdivision in whole or part. Zoned I2 (General Industrial Zone), this property offers flexibility for a wide range of businesses including auto sales and repair, machinery and equipment repair, welding and machine shops, warehousing, distribution, and more. Great visibility with two road frontages and legal industrial access directly to Highway 97b without road restrictions, offering convenience for any operation. The land is flat and usable with no building scheme or time frame to build, giving you the flexibility to develop at your own pace. Plus, the zoning allows for accessory residential use, providing the option to live on-site while you work. Situated within reasonable proximity to Vernon, Armstrong, Salmon Arm, and Sicamous, making this is an ideal location for investors or businesses seeking to expand in a growing region. Available in parcels ranging from 0.80 to 4 acres. (id:6769)

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