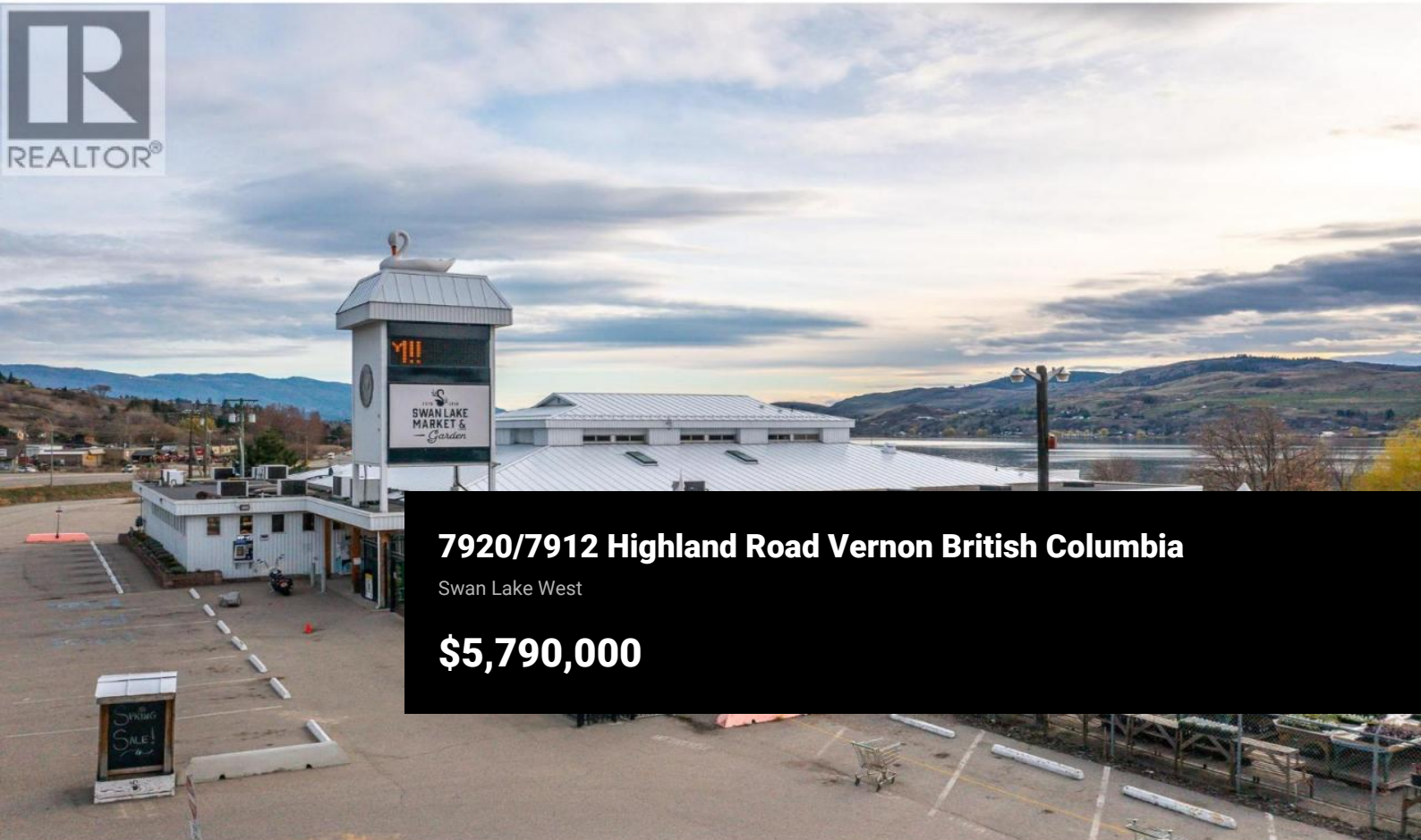




7920/7912 Highland Road Vernon British Columbia

Swan Lake West

\$5,790,000



Exceptional investment opportunity featuring one of the North Okanagan's premier commercial gateway properties. Strategically positioned along the Hwy 97 corridor with over 40,000 vehicles passing daily (Ministry of Transportation), the property enjoys exceptional visibility from southbound Hwy 97, where unobstructed sightlines provide motorists with an elevated view for several hundred meters before the Highland Road access. This landmark location combines outstanding exposure, excellent accessibility and long established regional recognition. The property is improved with approximately 24,919 sq. ft. of retail, office, warehouse, cold storage on a fully developed commercial site provides exceptional flexibility for investors owner operators or future redevelopment , subject to applicable approvals. Currently under a triple net lease generating approximately \$331,000 in annual base rent, the property offers dependable income while allowing purchasers to evaluate investment performance using their own underwriting assumptions. Extensive recent capital improvement includes a metal roof (2022) three rooftop HVAC units (2025) LED lighting, automatic entry doors, commercial kitchen exhaust and fire suppression, data rewiring, parking and security fencing. Regional community sewer is underway along the Hwy 97 corridor. Adjacent property with 2.3 acres may be willing to...



RE/MAX Kelowna
100-1553 Harvey Avenue
Kelowna, BC,
Canada

Don Kassa

RE/MAX Vernon

Phone: (250) 549-4161

<http://www.donkassa.com/>

