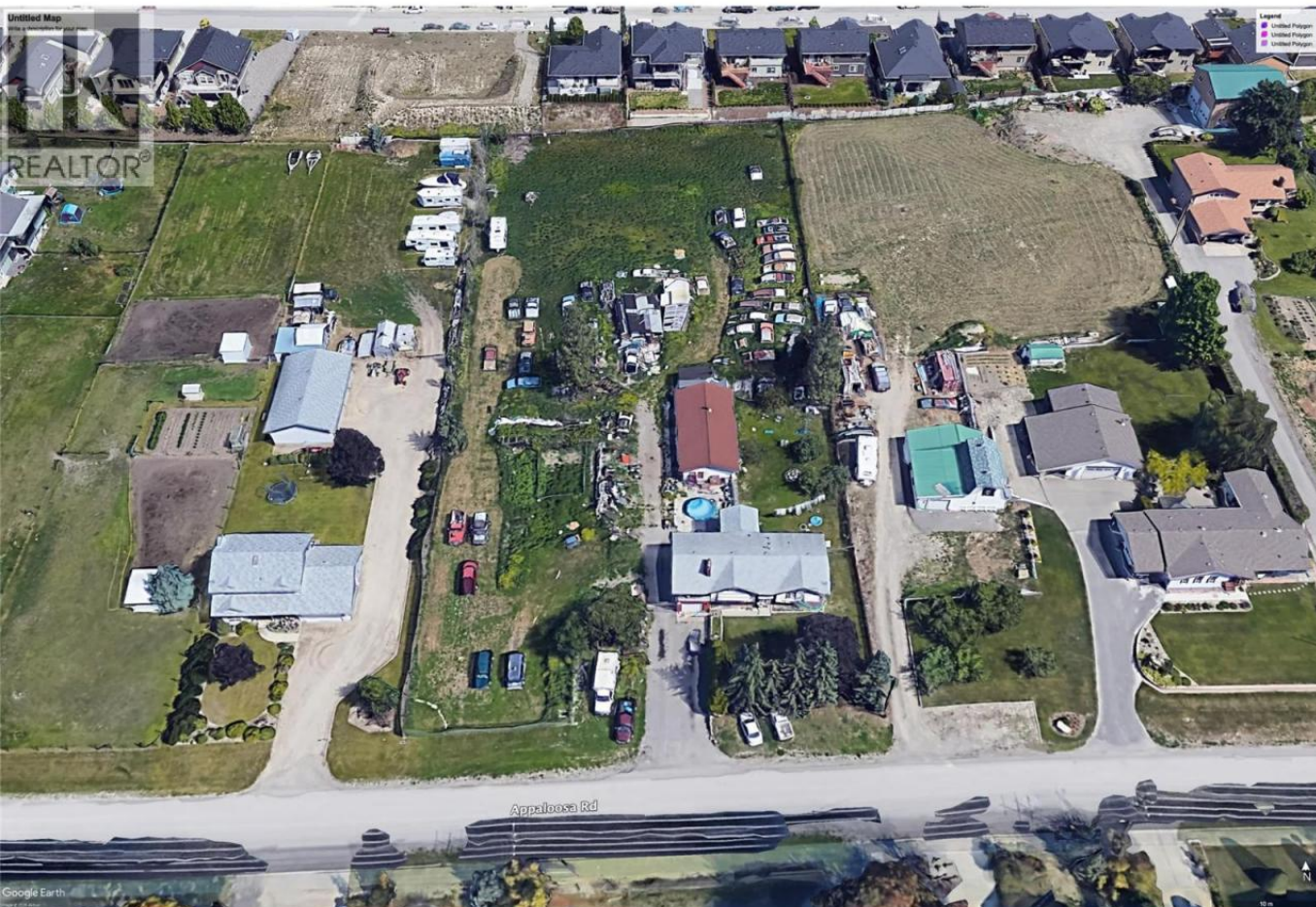




3036 Appaloosa Road Kelowna British Columbia

\$3,999,888

****PRIME I2-ZONED INDUSTRIAL LAND FOR SALE | 3036 APPALOOSA ROAD, KELOWNA | 1.83 ACRES!****

Exceptional opportunity to acquire approximately ****1.83 acres of I2 (General Industrial) zoned land****, strategically located in Kelowna's rapidly developing Appaloosa Industrial Corridor, just minutes from Kelowna International Airport. ****Already zoned I2 and ready for industrial development****, this property offers excellent potential for investors, developers, and owner-users looking to capitalize on the growing demand for industrial space. The property features an ****existing residential house and a large shop****, providing potential holding income and operational flexibility while planning future development. I2 zoning accommodates a wide range of industrial and commercial uses, including contractor services, automotive and equipment repair, commercial and outdoor storage, equipment rentals, custom indoor manufacturing, business support services, and vehicle and equipment services, subject to applicable zoning regulations and municipal approvals. With its substantial land area, established industrial zoning, and strategic location in the Appaloosa Corridor, this property presents an outstanding opportunity for ****industrial redevelopment, investment, or owner-user operations****. ****The property is being sold on an "as is, where is" basis.**** (id:6769)

Listing Presented By:



Originally Listed by:
Realtymonx

stillhavn
REAL ESTATE SERVICES

**Stillhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
Shannon@MarkAndShannon.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.