



## 2015 Matrix Crescent Kelowna British Columbia

\$2,800,000

Excellent opportunity to purchase a 1.058 acre corner industrial development lot at the intersection of Pier Mac Way and Matrix Crescent. Strategically located within the Airport Business Park (ABP), a prominent area between Downtown Kelowna and Lake Country that has become a modern hub for industrial and commercial businesses. Close proximity to Highway 97 and Airport Way provides excellent connectivity to the city and beyond. Situated across the highway from Kelowna International Airport (YLW), down the road from UBC-O. I2 Light Industrial zoning permits 1.5 FAR and up to 16.0 meters in height, offering development flexibility. Existing infrastructure with full municipal services and utility availability. Property had an approved DP for a 4-storey building with a gross floor area of 75,035 SF, and some excavation work on the site for the underground parkade has already begun. Completed due diligence and development documentation are available with a signed NDA, including: Environmental, Geotechnical, Architectural, Landscaping, and Architectural, Structural, and Conceptual Design Drawings. ABP is already home to many strong and recognizable neighboring businesses including Finning Canada, Trail Appliances, Overland Freightways, Hexagon Purus, August Luxury Motorcars, Tommy Guns Distribution, and more. This area is ideal for both new development and expansion of existing businesses in the growing Okanagan economy. (id:6769)

Listing Presented By:



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