

FOR SALE

1239 MIDDAY VALLEY ROAD, MERRITT, B.C.

7.83 ACRE INDUSTRIAL DEVELOPMENT OPPORTUNITY

\$559,000/ACRE

FULLY SERVICED



Marcus & Millichap

NICOLAS MORETTI, CCIM

Personal Real Estate Corporation
Director, Investments & Leasing
(604) 675-5206
Nicolas.Moretti@MarcusMillichap.com

RAVINA DHANOWA

Associate
(604) 351-7356
Ravina.Dhanowa@MarcusMillichap.com

OPPORTUNITY

Marcus & Millichap is pleased to present the opportunity to acquire 1239 Middy Valley Road, Merritt, British Columbia (the "Subject Property"). Within the Windy Canyon Industrial Park, a 46 acre industrial subdivision, the Subject Property offers 7.83 acres of M-1 Light Industrial development land. Ideal for developers, investors and owner-users, the Subject Property permits a wide range of light-industrial, commercial-service, warehousing, manufacturing, and automotive-related uses.

Merritt continues to emerge as a strategic hub, located at the intersection of the Coquihalla Highway and Okanagan Connector, offering seamless access to Metro Vancouver, Kelowna, and Kamloops.

Click for a Virtual Tour

46 Acre Windy Canyon Industrial Park

SALIENT DETAILS

Address: 1239 Middy Valley Road, Merrit, B.C.

PID: 032-330-723

Legal Description: LOT 8 SECTION 16 TOWNSHIP 91 KAMLOOPS DIVISION YALE DISTRICT PLAN EPP121431

Zoning/Land Use: [M-1 – Light Industrial](#)

Asset Type: Industrial Land

Lot Size: 7.83 Acres

Property Taxes: TBC

Assessed Value (2026): \$4,812,000

Asking Price: \$4,376,970 (\$559k/acre)

PERMITTED USES

Industrial & Storage

- Manufacturing, processing, warehousing, distribution, and storage
- Mini-warehouse / self-storage

Contractor & Trade

- Contractor services and trade businesses
- Trade schools

Logistics & Transportation

- Transport terminals
- Equipment sales, rental, and servicing

Automotive & Fuel

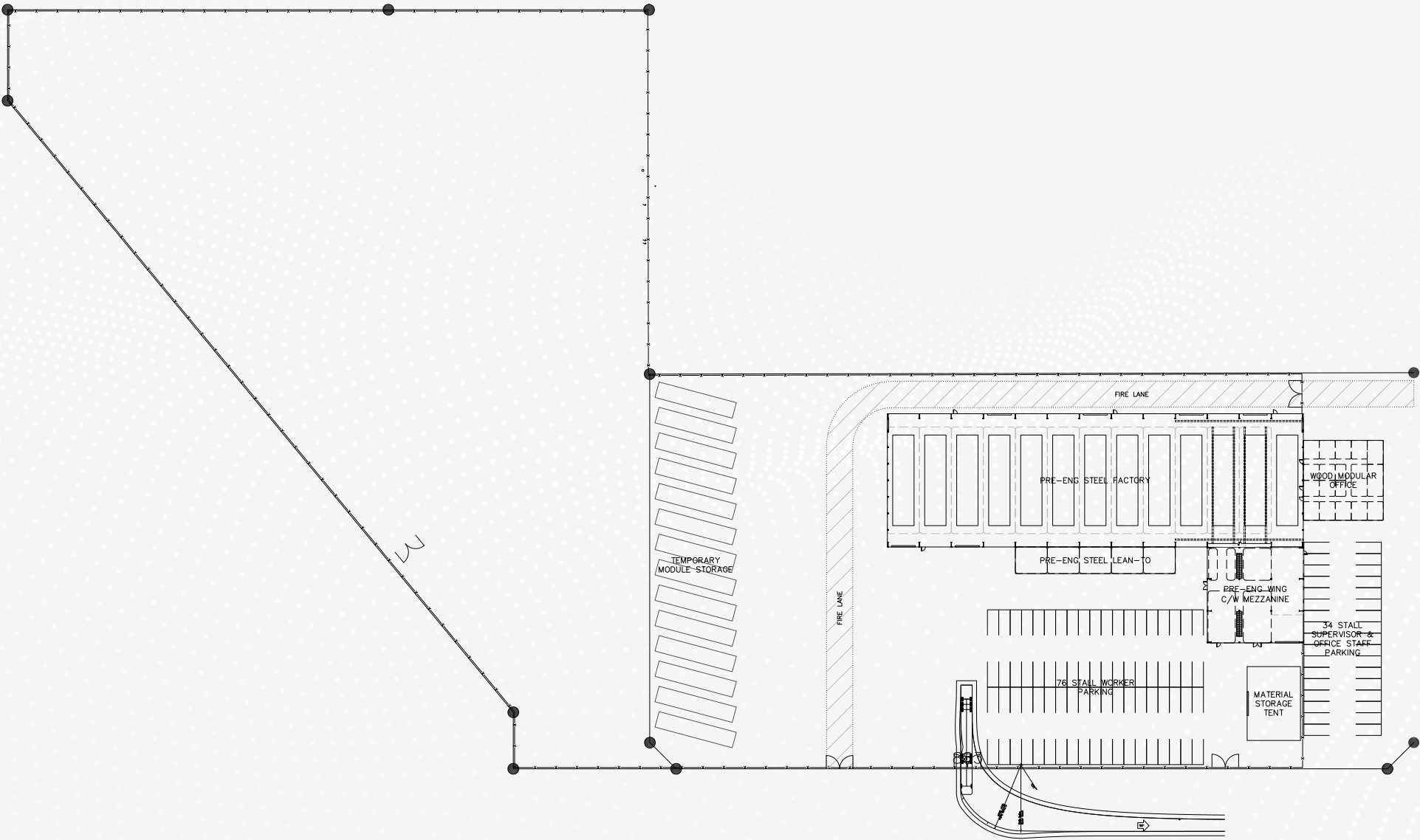
- Automotive uses (including autobody repair)
- Service station (commercial/heavy vehicles only)

Other Uses

- Recycling depots
- Cannabis production and processing
- Public and utility services

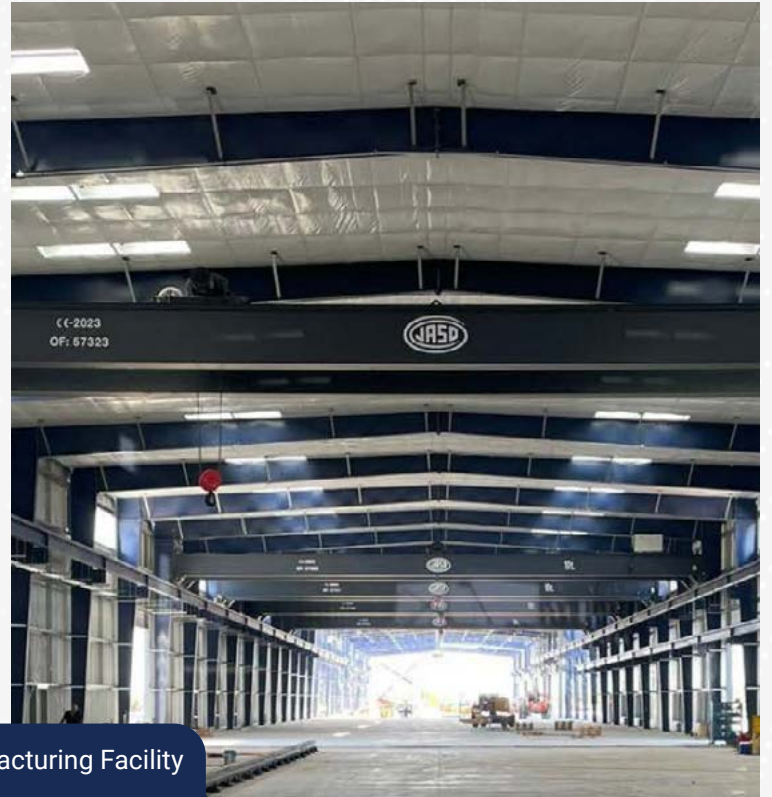


CONCEPTUAL SITE PLAN



Conceptual Plan for a 40,000 SF Modular Manufacturing Facility







CONCEPTUAL PHOTOS



Conceptual Plan for a 40,000 SF Modular Manufacturing Facility



MERRITT HIGHLIGHTS

- 
Strategic Interior Hub
 Located at the junction of Highways 5, 8, and 97C, Merritt serves as a key transportation and distribution node between the Lower Mainland and the Okanagan, with traffic counts exceeding 2 million vehicles annually.
- 
NVIT
 Home to the Nicola Valley Institute of Technology, offering trades and university level programs that support a growing skilled workforce.
- 
Tourism & Outdoor Recreation
 A major seasonal destination with large regional events and extensive outdoor recreation, drawing significant visitor volumes throughout the warmer months.
- 
Major Industries
 Transportation & logistics, manufacturing, construction, agriculture, retail, and tourism.
- 
Population Profile
 Total population of 7,051 (2021 census), and a balanced demographic mix with a median age of 46-49, reflecting strong representation across working-age and senior cohorts.
- 
Median Household Income
 \$70,000

Marcus & Millichap

1100 - 1111 West Georgia Street
Vancouver, B.C. V6E 4M3
(604) 638-2121

NICOLAS MORETTI, CCIM

Personal Real Estate Corporation
Director, Investments & Leasing
(604) 675-5206
Nicolas.Moretti@MarcusMillichap.com

RAVINA DHANOWA

Associate
(604) 351-7356
Ravina.Dhanowa@MarcusMillichap.com



The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2026 Marcus & Millichap. All rights reserved.