



OCP Designated Industrial Land in Sexsmith/Appaloosa Corridor

- 1.83-acre industrial land opportunity within the Sexsmith/Appaloosa corridor
- Priced at \$1,950,000/acre
- Designated under the City's Official Community Plan (OCP2040) for future industrial use, positioning it well for industrial users or developers



PROPERTY DETAILS

LIST PRICE: \$3,568,500

CIVIC ADDRESS	3066 Appaloosa Road, Kelowna, BC
LEGAL DESCRIPTION	Lot 9 Section 3 Township 23 Osoyoos Division Yale District Plan 18861
PID	008-202-648
LAND AREA	1.83 acres
ZONING	A2, Agriculture / Rural Residential
FUTURE LAND USE	Industrial
PROPERTY TAXES	\$6,389.83 (2026)
PRICE PER ACRE	\$1,950,000/acre



OVERVIEW

3066 APPALOOSA ROAD,
KELOWNA, BC

Land Opportunity

HM Commercial Realty is pleased to present the opportunity to purchase OCP designated Industrial land in the Reid's Corner area.

- 1.83-acre industrial land opportunity within the Sexsmith/Appaloosa corridor
- Priced at \$1,950,000/acre
- Several neighbouring parcels have already rezoned to I2, General Industrial.
- Designated under the City's Official Community Plan (OCP2040) to support the same future industrial use, positioning it well for industrial users or developers
- Property is currently zoned A2 (non ALR land)
- Strong connectivity to UBC Okanagan, Kelowna International Airport, and major arterial routes.
- Existing improvements include a single family home with a basement suite, detached workshop/ garage, and barn, offering interim residential use ahead of rezoning, with the existing structures well suited to support office, workshop, and storage needs for an operating business once industrial use is approved.



AERIAL

Well Positioned Location with Easy Access

Positioned within Kelowna’s rapidly expanding Appaloosa/Sexsmith industrial corridor, 3066 Appaloosa Road benefits from exceptional regional connectivity, located just minutes from Highway 97, providing efficient north-south transportation throughout the Okanagan. Kelowna International Airport, UBC Okanagan, Reid’s Corner, and the city’s primary commercial services are all within a short drive, making the location highly attractive for logistics, distribution, manufacturing, trade services, and owner-users requiring convenient access to customers and labour.

THE FINE PRINT

Important Information & Disclaimers

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We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

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Unison HM Commercial Realty is a boutique Kelowna brokerage team of licensed Commercial Real Estate Professionals.

NON-DISCLOSURE & NON-SOLICITATION AGREEMENT

RE:	3066 Appaloosa Road, Kelowna, BC
LEGAL DESCRIPTION	Lot 9 Section 3 Township 23 Osoyoos Division Yale District Plan 18861
PID:	008-202-648

Collectively referred to as the Property (the “Property”)

Martha Joyce Harder (“the “Owner”) is the Owner of the Property and has engaged Will Pigott Personal Real Estate Corporation, licensed with Unison HM Commercial Realty, (the “Broker”) as the exclusive broker representing them on the sale of the Property. The Owner and Broker have agreed to provide you with certain confidential information concerning the Property, which is not generally available to the public. Such information may include, without limitation, various studies and reports, legal documents and records containing or reflecting information concerning the Property, other material whether prepared by Owner, Broker or others, and includes photocopies or other reproductions of any such information (all of the aforementioned information is collectively referred to herein as the “Confidential Material”).

It is acknowledged by you that any disclosures of the Confidential Material or use of the same by you, except for the express purpose of reviewing the same for the possible purchase of the Property, can and will involve serious harm or damage to the Property, its Owner and Broker.

The Owner and Broker are prepared to furnish the Confidential Material to you on the following conditions:

1. You agree that you are acting as a Principal or a Consultant to the Principal.
2. You understand and acknowledge that Owner, Broker, and their respective affiliates make no representation or warranty as to the accuracy or completeness of the Confidential Material and that Owner and Broker expressly disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from the Confidential Material. You agree that Owner and Broker shall not have any liability to you resulting from your use of, or reliance upon, the Confidential Material.
3. You agree to treat the Confidential Material in the strictest confidence and not to make any of the Confidential Material available, or disclose any of the contents of the Confidential Material, to anyone without prior written authorization of Broker and Owner.
4. The Confidential Material will not be used or duplicated by you in any way detrimental to Owner and Broker or for any purpose other than in connection with your evaluation of the Property for purchase by you. You shall return the Confidential Material to Broker forthwith upon either Broker's or Owner's request.
5. Unless with the written approval of the Owner, you agree not to solicit any of the Owner's employees, agents, or contractors in relation to any form of employment, independent contracting, or business dealings for a period of twelve months from the date of this Agreement.
6. No failure or delay by Owner and/or by Broker in exercising any right, power or privilege hereunder shall operate as a waiver thereof or preclude any future exercise thereof or the exercise of any other right, power or privilege hereunder.
7. This Agreement shall be governed by, and construed in accordance with, the laws of the Province of British Columbia.

Please sign below and return this letter to the undersigned to indicate that you have agreed to be bound strictly by the foregoing conditions and that you acknowledge that your agreement to do so constitutes a material inducement to Owner and Broker to furnish the confidential information to you.

The undersigned accepts, acknowledges and agrees to the terms as reference herein as of this ____ day of _____ 20____.

Per:

Buyer’s Signature

Buyer’s Company Name

Buyer’s Name

Buyer’s Company Address

Title

Email Address

Phone Number

Fax Number

The Buyer’s Agent accepts, acknowledges and agrees to the terms as reference herein as of this ____ day of _____ 20____.

Per:

Buyer Agent’s Signature

Buyer Agency Name

Buyer Agent’s Name(Please print)

Buyer Agency Address

Title

Email Address

Phone Number

Fax Number

Once completed in full, please email to:

info@hmcommercial.com
Unison HM Commercial Realty
100-730 Vaughan Avenue, Kelowna, BC V1Y 7E4
Tel: (250) 712-3130

LEADERS IN COMMERCIAL REAL ESTATE



HM COMMERCIAL REALTY

250-712-3130
info@hmcommercial.com
HMcommercial.com

100 - 730 Vaughan Ave
Kelowna, BC
V1Y 7E4

PROUDLY PRESENTED BY



WILL PIGOTT

Personal Real Estate Corporation

250-575-2943
will@hmcommercial.com

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