

3166 APPALOOSA ROAD, KELOWNA
INDUSTRIAL REDEVELOPMENT SITE

**FOR
SALE**



WILLIAM | WRIGHT

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OVERVIEW

Opportunity to acquire an industrial redevelopment site of scale in the rapidly evolving Sexsmith/Appaloosa industrial corridor. The 2.01 acre property is situated within an area transitioning from rural residential to industrial uses, with many neighbouring parcels having successfully rezoned to I2 - General Industrial, consistent with the City's Official Community Plan (OCP 2040). The future land use designation supports a broad range of industrial uses and applications, presenting a compelling opportunity for developers, investors, or owner-users. Among the properties currently available along Appaloosa Road, this site stands out for its minimal slope, visibility from the Academy Way and Appaloosa Road intersection and its position at the entrance to the corridor.



Located in Sexsmith/
Appaloosa industrial corridor



Excellent visibility from Academy
Way/Appaloosa Road intersection



Area transitioning to industrial
uses, aligned with OCP 2040



Access to Highway 97, Kelowna
International Airport, and UBCO

SALIENT FACTS



SIZE

+/- 2.01 Acres



CURRENT ZONING

A2 (non ALR land)



FUTURE LAND USE

IND



PID

008-202-681



LEGAL DESCRIPTION

LOT 13 SECTION 3 TOWNSHIP
23 OSOYOOS DIVISION YALE
DISTRICT PLAN 18861



PRICE

\$4,100,000



LOCATION

Located in Kelowna's Sexsmith/Appaloosa industrial corridor, the site benefits from visibility at the intersection of Academy Way and Appaloosa Road, adjacent to the new Canada Post Processing Plant. In addition to convenient access to Highway 97, Kelowna International Airport, and University of British Columbia Okanagan Campus, the location offers excellent connectivity for a range of industrial users.



**FOR MORE
INFORMATION
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