

FOR SALE

- **LAND**
2951 Sexsmith Road, Kelowna, BC



Lot lines for demonstration only. Actual lot lines and property boundaries to be verified by survey and municipal plans.

LEGAL ADDRESS: Plan KAP41723, Lot 2, Sec 34, TWP 26, ODYD

- **30.44 Acre Parcel**
- **Approx. 495' of Frontage to Sexsmith Road**

OFFER: \$2,799,000.00

All information and data presented here is deemed accurate but not guaranteed. Buyer to verify if important. E&O applies.

For details or viewing of the subject, contact



Rob A. Archibald
250 717 6688
RobArchibald@shaw.ca

KelownaCommercial.ca

Royal LePage Kelowna
Brokerage
Independently Owned & Operated
ROYAL LEPAGE

I-1890 Cooper Road Kelowna, BC V1Y 8B7

FOR SALE

- **LAND**

2951 Sexsmith Road, Kelowna, BC

DETAILS:

- Currently zoned as ALR
- Excellent Location for Nursery, Farming, Agricultural or Holding property
- Adjacent properties contain a mix of Industrial, Manufacturing, Storage & Agricultural
- Level site with little to no elevation changes
- Close access to Highway 97 N, with sub arterial roads to Kelowna North, Glenmore, North Glenmore and secondary route to Lake Country & Highway 97 via Glenmore Road
- Although WITHIN THE AGRICULTURAL LAND RESERVE, proximity to the industrial neighbourhood on the most westerly side of the subject, may lend itself to potential extraction and possible re-zoning. (buyer to verify and be aware of intricate process.)



OFFER: \$2,799,000.00

All information and data presented here is deemed accurate but not guaranteed. Buyer to verify if important. E&O applies.

For details or viewing of the subject, contact



Rob A. Archibald
250 717 6688
RobArchibald@shaw.ca

KelownaCommercial.ca

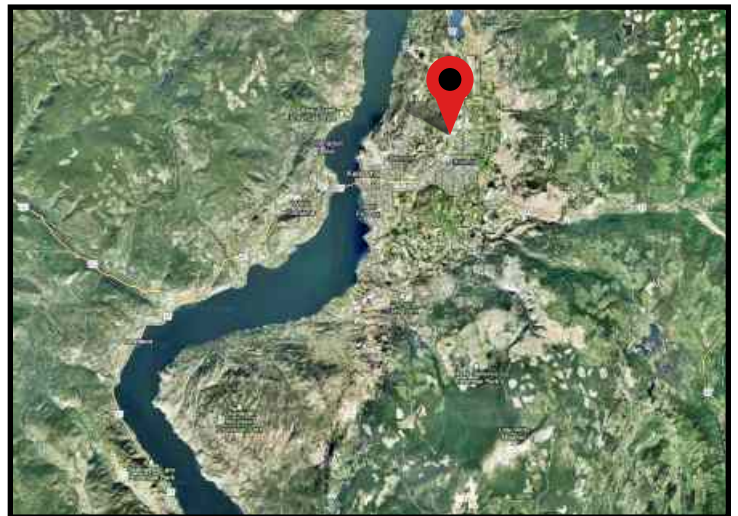
Royal LePage Kelowna
Brokerage
Independently Owned & Operated



I-1890 Cooper Road Kelowna, BC V1Y 8B7

FOR SALE

- LAND
2951 Sexsmith Road, Kelowna, BC



All information and data presented here is deemed accurate but not guaranteed. Buyer to verify if important. E&O applies.

For details or viewing of the subject, contact



Rob A. Archibald
250 717 6688
RobArchibald@shaw.ca

KelownaCommercial.ca

Royal LePage Kelowna
Brokerage
Independently Owned & Operated



1-1890 Cooper Road Kelowna, BC V1Y 8B7