

WEST KELOWNA

2097 OLD OKANAGAN HWY, WEST KELOWNA BC

FOR SALE

PRIME 8.3-ACRE HIGHWAY 97 DEVELOPMENT OPPORTUNITY

High-visibility commercial land with long-term
development flexibility



This prime 8.3-acre site presents an exceptional opportunity along one of the Okanagan’s busiest commercial corridors.

With approximately 900 feet of direct frontage and 1,600 feet of total visibility, it is ideally suited for high-exposure commercial ventures.

Zoned Business Park under the Westbank First Nations zoning and offered under a 99-year lease (extendable to 125 years), this property also generates an impressive annual billboard income of \$40,000, making it a highly strategic investment in a high-traffic location.

THE OPPORTUNITY

Cushman & Wakefield is pleased to present the opportunity to secure a prominent 8.3-acre site situated along Highway 97 in West Kelowna - one of the region’s most visible and strategically connected commercial corridors. The site benefits from approximately 900 feet of direct highway frontage and an exceptional 1,600 feet of overall exposure, capturing the attention of an estimated 97,000 vehicles per day.

The property offers strong long term development flexibility supported by BP Business Park zoning, which permits a range of employment focused uses including business park industrial operations, light manufacturing and high technology industry, office uses, and indoor entertainment or recreation uses. Limited accessory retail is also permitted where ancillary to the primary business park use.

With a 99-year lease in place, extendable to 125 years, the site also generates approximately \$40,000 annually from an on-site billboard, providing immediate income and enhancing holding value.

Given the limited availability of large, highway-exposed commercial parcels in the Okanagan, this offering represents a rare chance to acquire scale, visibility, and long-term development potential in West Kelowna’s most dynamic growth corridors.

SALIENT DETAILS

Address	2097 Old Okanagan Highway, West Kelowna BC
PIDs	902-002-850, 902-009-171, 902-009-173
Legal Description	Lots 195, 229 & 231, Plan CLSR73294, Osoyoos Div of Yale Land District
Land size	8.3 Acres
Status	Vacant Land
Zoning	Business Park
Lease	99-year lease (extendable to 125 years)
Asking Price	Contact Listing Agent



STRONG VALUE FOR DEVELOPERS AND FUTURE BUSINESS OWNERS

This highly visible Highway 97 location offers exceptional exposure and easy regional access, making it ideal for businesses seeking strong traffic capture and long-term brand presence. Situated within a rapidly growing trade area, the site is well positioned to benefit from ongoing residential, commercial, and tourism-driven demand.

For developers and future operators, the combination of flexible zoning, a secure long-term lease structure, and limited competing land supply creates a rare opportunity in West Kelowna. The property provides a strong foundation for high-impact development and sustained value creation in one of the Okanagan's most active growth corridors.

CORE VALUE DRIVERS



PROXIMITY TO MAJOR GROWTH

Strategically located along Highway 97, offering approximately 900 feet of highway frontage and high traffic exposure of around 97,000 vehicles per day.



LEASE TERM & REVENUE

Current lease spans 99 years, with potential to extend up to 125 years, generating approximately \$40,000 per year from an on-site billboard.



ZONING & LAND USE

Business Park zoning supports a variety of commercial uses, including industrial establishment, entertainment, office and retail sales.



RARE HIGHWAY-EXPOSED PARCEL

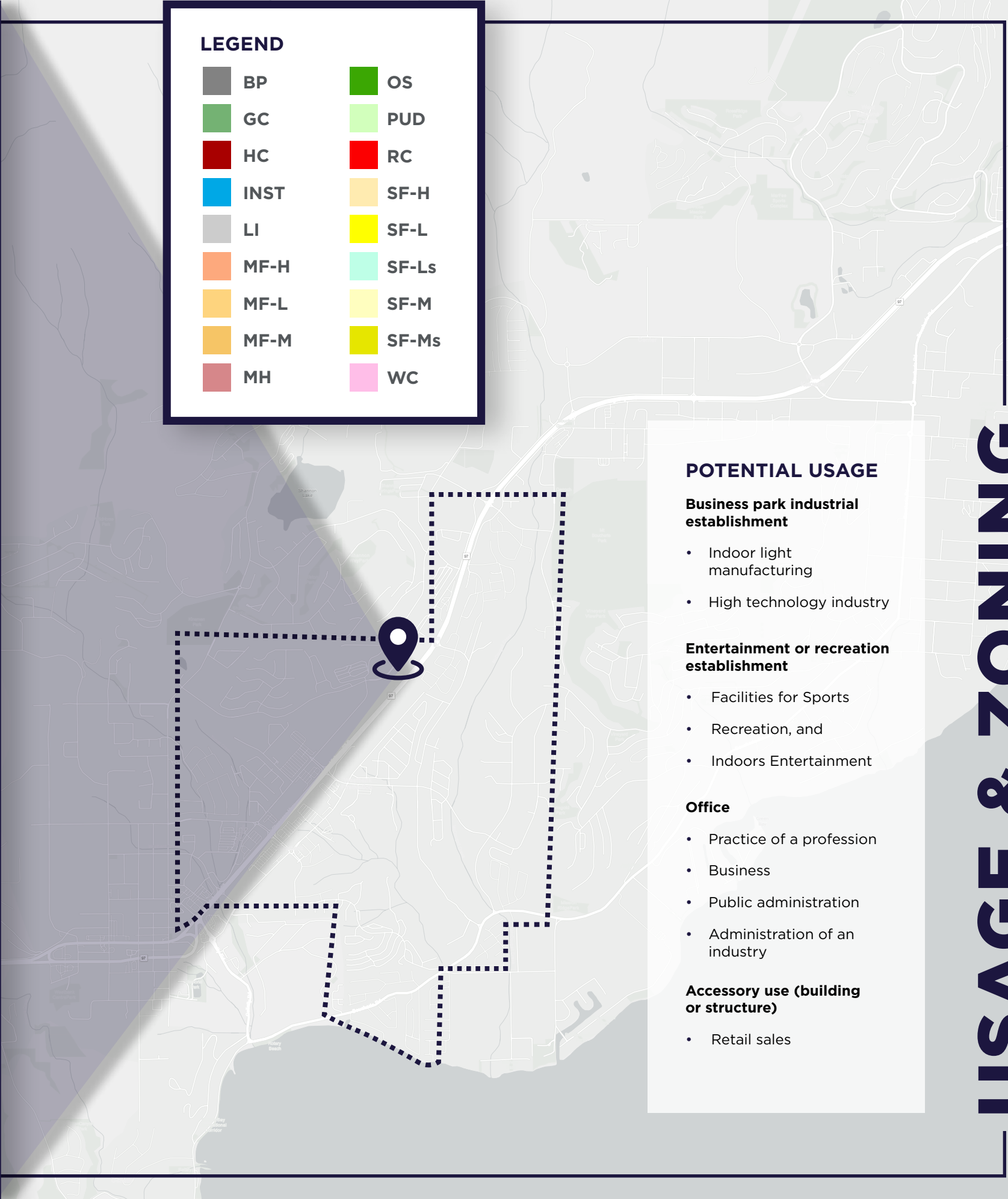
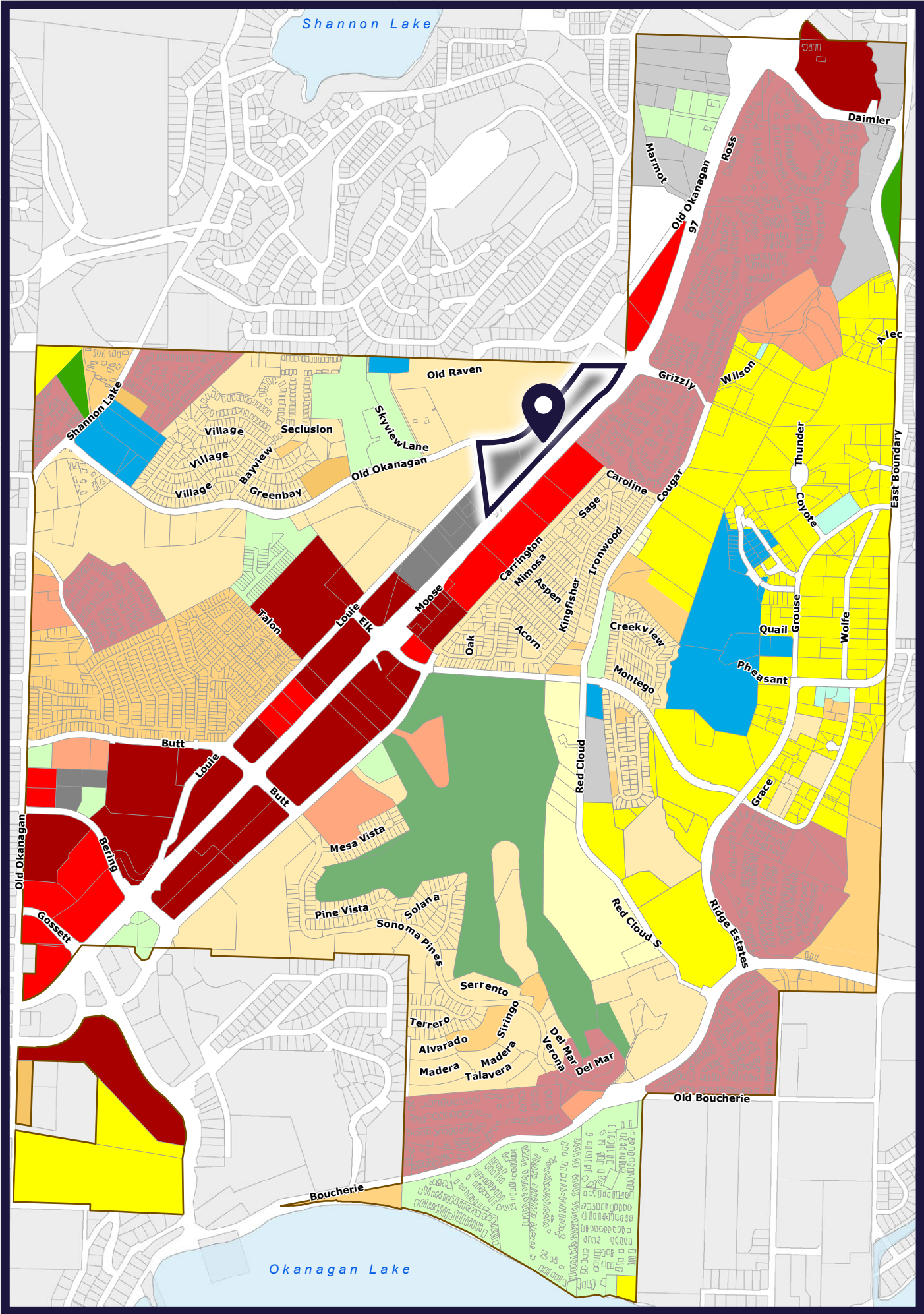
8.3-acre site with 1,600 feet of overall visibility along one of the Okanagan's busiest corridors, offering unmatched branding and operational presence.



LIMITED COMPARABLE LAND SUPPLY

Large, highway-fronted commercial parcels in West Kelowna are extremely rare, providing a unique opportunity for long-term value creation and strategic ownership.





POTENTIAL USAGE

Business park industrial establishment

- Indoor light manufacturing
- High technology industry

Entertainment or recreation establishment

- Facilities for Sports
- Recreation, and
- Indoors Entertainment

Office

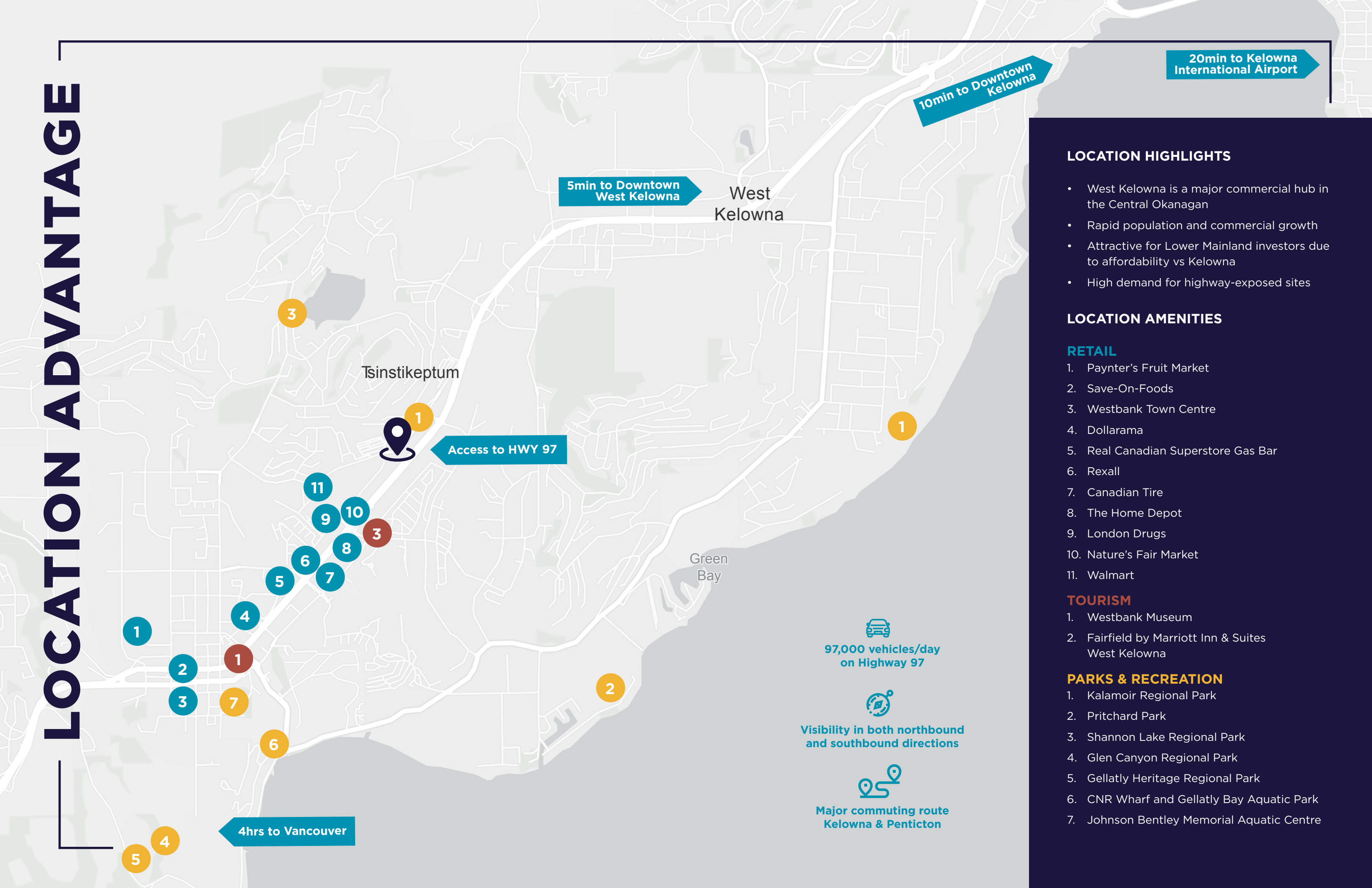
- Practice of a profession
- Business
- Public administration
- Administration of an industry

Accessory use (building or structure)

- Retail sales

USAGE & ZONING

LOCATION ADVANTAGE



20min to Kelowna
International Airport

10min to Downtown
Kelowna

5min to Downtown
West Kelowna

West
Kelowna

Tsinstikeptum

Access to HWY 97

Green
Bay

97,000 vehicles/day
on Highway 97

Visibility in both northbound
and southbound directions

Major commuting route
Kelowna & Penticton

4hrs to Vancouver

LOCATION HIGHLIGHTS

- West Kelowna is a major commercial hub in the Central Okanagan
- Rapid population and commercial growth
- Attractive for Lower Mainland investors due to affordability vs Kelowna
- High demand for highway-exposed sites

LOCATION AMENITIES

RETAIL

1. Paynter's Fruit Market
2. Save-On-Foods
3. Westbank Town Centre
4. Dollarama
5. Real Canadian Superstore Gas Bar
6. Rexall
7. Canadian Tire
8. The Home Depot
9. London Drugs
10. Nature's Fair Market
11. Walmart

TOURISM

1. Westbank Museum
2. Fairfield by Marriott Inn & Suites West Kelowna

PARKS & RECREATION

1. Kalamoir Regional Park
2. Pritchard Park
3. Shannon Lake Regional Park
4. Glen Canyon Regional Park
5. Gellatly Heritage Regional Park
6. CNR Wharf and Gellatly Bay Aquatic Park
7. Johnson Bentley Memorial Aquatic Centre

DEMOGRAPHICS

CENTRAL KELOWNA

144,576

POPULATION

\$105,300

AVERAGE HOUSEHOLD INCOME

64%

EMPLOYMENT RATE

WEST KELOWNA

36,078

POPULATION

\$199,500

AVERAGE HOUSEHOLD INCOME

67%

EMPLOYMENT RATE



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FOR SALE

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