

FOR SALE



1655 MAPLE ST OKANAGAN FALLS



- Rare opportunity to acquire a 113 acre industrial property
- Includes a 46,000 SF state-of-the-art purpose built indoor vertical farming facility
- Owner-occupier or investment opportunity

1655 MAPLE STREET



OPPORTUNITY

Cushman & Wakefield and Venture Commercial are pleased to present 1655 Maple Street, Okanagan Falls. The property presents the opportunity to acquire a large-scale 113 acre serviced industrial property with a 46,000 SF purpose-built indoor vertical farming facility.

Currently one legal parcel, the property is the largest industrial land offering in the South Okanagan market available to industrial occupiers. The property also offers exceptional development potential with considerable work having been undertaken to service the property and prepare for subdivision. With its significant land base, development flexibility, and strategic positioning, 1655 Maple Street represents a compelling opportunity for developers, investors, and owner-users seeking a large-scale industrial property in the growing South Okanagan market.

The Avery Family Farm is a 46,000 SF state-of-the-art controlled environment agricultural facility constructed in 2021. Designed for year-round production of head lettuce, the facility features extensive growing infrastructure, automation systems, and controlled environment technology. While the farm building is currently vacant, the facility successfully demonstrated significant commercial production and established strong retail relationships with some of the largest grocery chains in the country. With all the infrastructure in place, the Avery Family Farm represents a turnkey restart opportunity with a recommissioning plan available to future operators; positioned to capitalize on the growing demand for sustainable, resource-efficient food production.



INDUSTRIAL LAND



PROPERTY OVERVIEW

Address	1655 Maple Street, Okanagan Falls
PID	006-788-432
Legal Description	Lot B District Lot 551 Similkameen Division Yale District Plan 22642 Except Plan EPP34540 and EPP86797
Land Size	113 acres
Building Size	46,000 SF
Year Built	2021
Zoning	I-1 General Industrial
OCP	Industrial (I)
Pricing	Contact Listing Agents



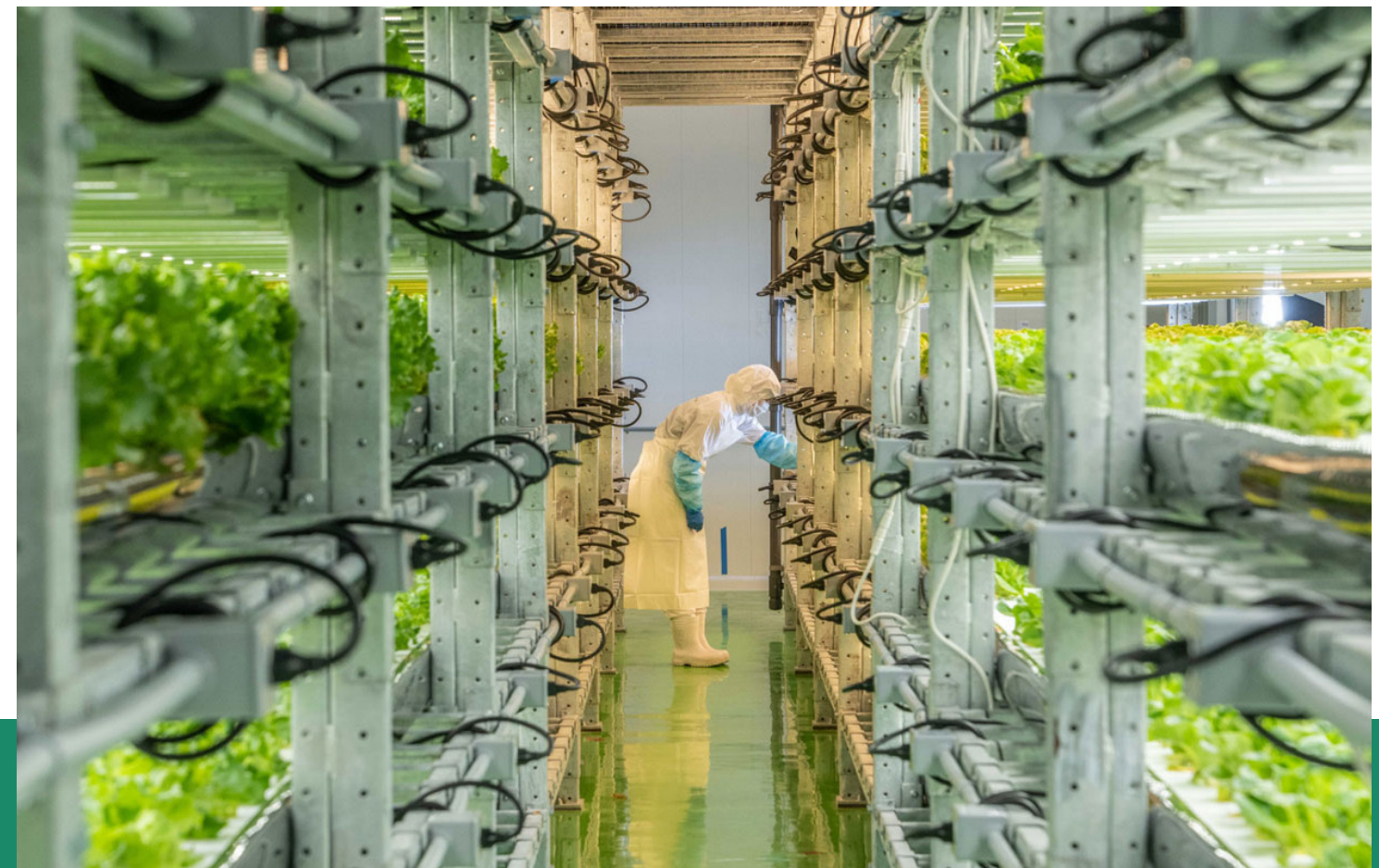
AVERY FAMILY FARM

1655 MAPLE STREET

 <https://averyfarms.ca/>



INVESTMENT HIGHLIGHTS



INDUSTRIAL LAND HIGHLIGHTS



Footings and Piles

Existing footings and piles in place for a previously planned 515,000 SF greenhouse facility (see lots 11 and 12 on subdivision plan).



Power Infrastructure Upside

3.1 MW power commitment to the property secured from Fortis BC with 25 MW expansion potential.



Serviced Industrial Land Opportunity

Access to power, water, and sewer services, with paved road infrastructure throughout the property providing convenient access for future users.



Subdivision Potential

Existing subdivision plan available with potential to create smaller industrial lots as small as 1/4 acre.



Flexible Industrial Development Opportunity

Well suited for various industrial, manufacturing, logistics, clean technology and employment-generating uses.



Rare Investment Opportunity

A unique opportunity to acquire a large-scale serviced industrial land base in the South Okanagan with significant long-term development potential.

AVERY FAMILY FARM HIGHLIGHTS



Purpose Built Vertical Farming Facility

A modern 46,000 SF indoor vertical farming facility constructed in 2021, purpose-built for commercial-scale controlled environment agriculture.



Advanced Growing Infrastructure

Sophisticated automation, controlled environment systems, and precision growing technology designed for year-round production.



Year-Round Production Capability

Designed to produce over 22,000 heads of premium lettuce per day using Japanese inspired precision farming methods. Adaptable to a variety of production uses.



Food-Safe Facility

Construction standards aligned with HACCP, GMP and CFIA food production practices. Integrated vapour barrier supporting humidity-controlled environment. Clean16" food-safe wall system smooth, non-porous, washable surfaces.



Turnkey Restart Opportunity

Commercial production was successfully demonstrated prior to ceasing operations, with a preliminary recommissioning plan, operating model, and restart strategy in place.



Superior Product Manufacturing

Vertical farming utilizes 99% less land, 90% less water, and no pesticides compared to conventional agriculture.



- Roads are overwidth
- Sewer installed and stubbed to all lots
- Water installed and stubbed to all lots
- Fire hydrants installed
- Electrical and gas crossings installed and complete
- Line painting and road signs complete
- Certified Survey completed and submitted to LTSA
- Original Subdivision Review Report conditions were satisfied and signed off by RDOS
- Preliminary Layout Review conditions are satisfied and signed off by MOTT
- Geotechnical reports completed for all lots
- LTSA registration pending



OKANAGAN FALLS, BC



LOCATION OVERVIEW

Okanagan Falls is entering a new era of growth as it transitions into its own incorporated municipality, creating a foundation for enhanced local governance, infrastructure investment, and long-term economic development.

Strategically located along the Highway 97 corridor between Penticton and within one hour of Kelowna and the Canada-U.S. border crossing at Osoyoos, Okanagan Falls offers direct access to regional labour markets, major transportation routes, and cross-border trade opportunities.

Proximity to Penticton Regional Airport and Kelowna International Airport further supports business operations, workforce mobility, and regional connectivity.

Supported by a diverse economic base including industrial, ag-tech, commercial, hospitality, and workforce housing uses, Okanagan Falls is well positioned to benefit from continued population growth, infrastructure investment, and increased demand for employment-generating development.

As the community establishes itself as an independent municipality, this property represents an opportunity to participate in the next phase of South Okanagan growth.

DEMOGRAPHICS (5KM)



Population
3,374



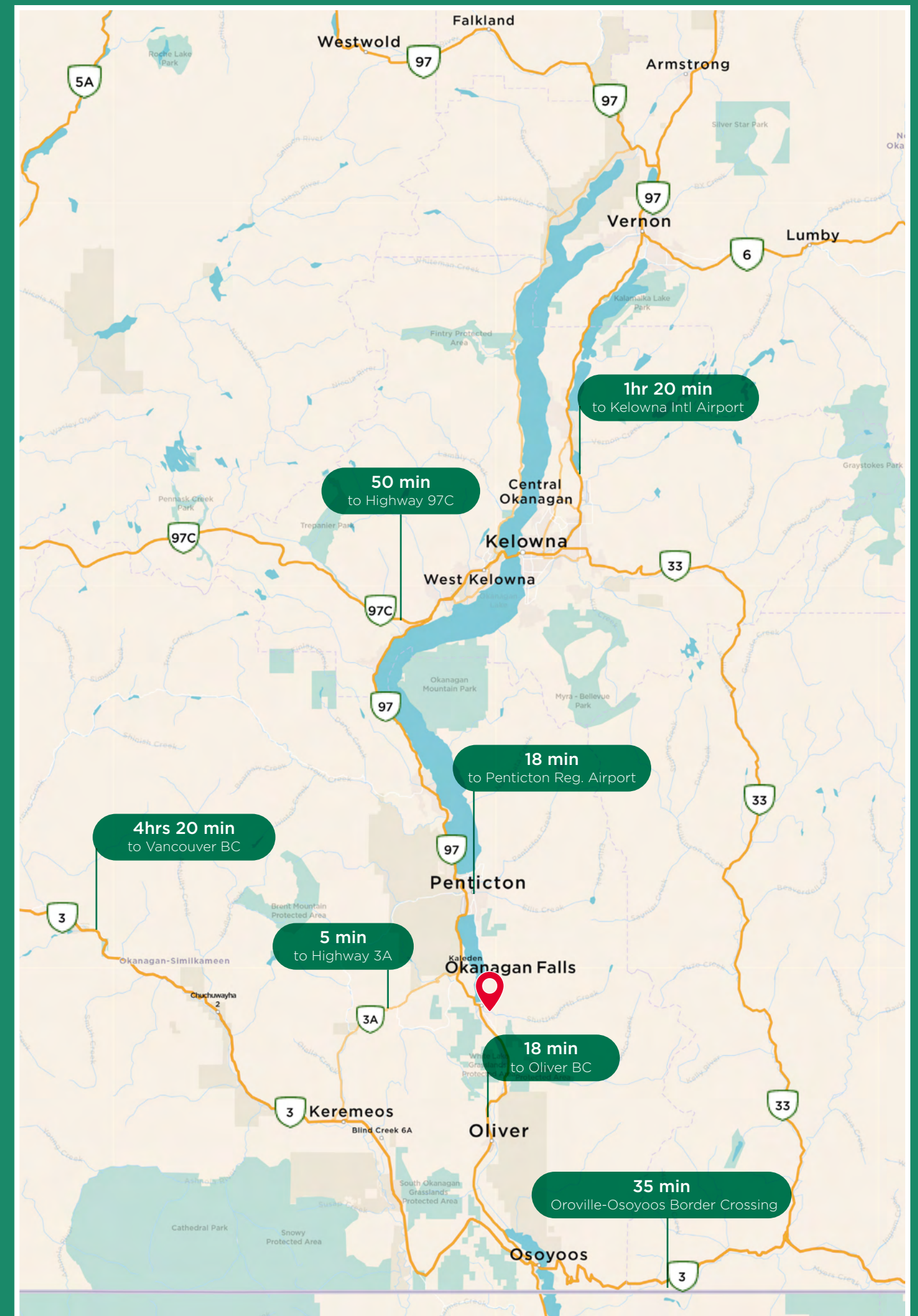
Daytime Population
2,609



Average Household Income
\$123,957



Labour Force
50.6%





FOR SALE



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