

FOR SALE & LEASE

LOUIE DRIVE

2325 Old Okanagan Highway, Westbank BC



Landmark Development Opportunity

OPPORTUNITY

Cushman & Wakefield ULC and Hague Eastman & Associates of Sotheby’s International Realty Canada are pleased to present the opportunity to acquire a significant **±21.6 acre development site in the heart of Westbank**, one of the Central Okanagan’s fastest-growing commercial and residential markets. Ideally situated with convenient access to Highway 97 and major amenities, the property offers exceptional scale and long-term redevelopment potential within a rapidly evolving growth corridor.

The site presents a rare opportunity for developers and investors seeking a large-format landholding with potential for Highway Commercial rezoning, subject to approvals. Future development may accommodate a range of commercial uses, including retail, hospitality, automotive, service commercial, and other complementary uses that serve the growing Westbank community.

The ownership is also open to long-term land lease opportunities of up to 99 years, with the potential to extend to 125 years, offering flexibility for tenants or developers pursuing long-term occupancy without acquiring the underlying land.

With few large development parcels remaining in this highly sought-after market, this offering represents a unique opportunity to secure a strategic site with exceptional scale, flexible transaction structures, and significant long-term development potential in one of the Okanagan’s most active growth corridors.

PROPERTY OVERVIEW

Address	Louie Dr, Westbank BC
PIDs	900-020-602 & 901-001-395
Legal Description	Lot 129 Plan CLSR 73879 & Lot 8-1-6 Plan CLSR 71085, Osoyoos Div of Yale Land District
Land Size	±21.6 acre
Current Zoning	SF-H (Single Family Residential High Density)
Land Leasehold	Up to 99 or 125 Years
Sale Or Lease Price	Contact Listing Agent

Certain details, reports, and studies are available for review once a Confidentiality Agreement has been executed.



PROPERTY HIGHLIGHTS



Rare ±21.0 Acre Land Opportunity

A significant large-scale development site offering exceptional scale and flexibility in one of Westbank’s fastest-growing areas.



Highway Commercial Rezoning Potential

Opportunity for future potential to accommodate a variety of commercial uses, subject to approvals and market demand.



Flexible Long-Term Lease Structure

Ownership is open to a long-term ground lease structure of up to 99 years, with potential extension to 125 years, providing flexibility for future users and developers.



Strategic Westbank Location

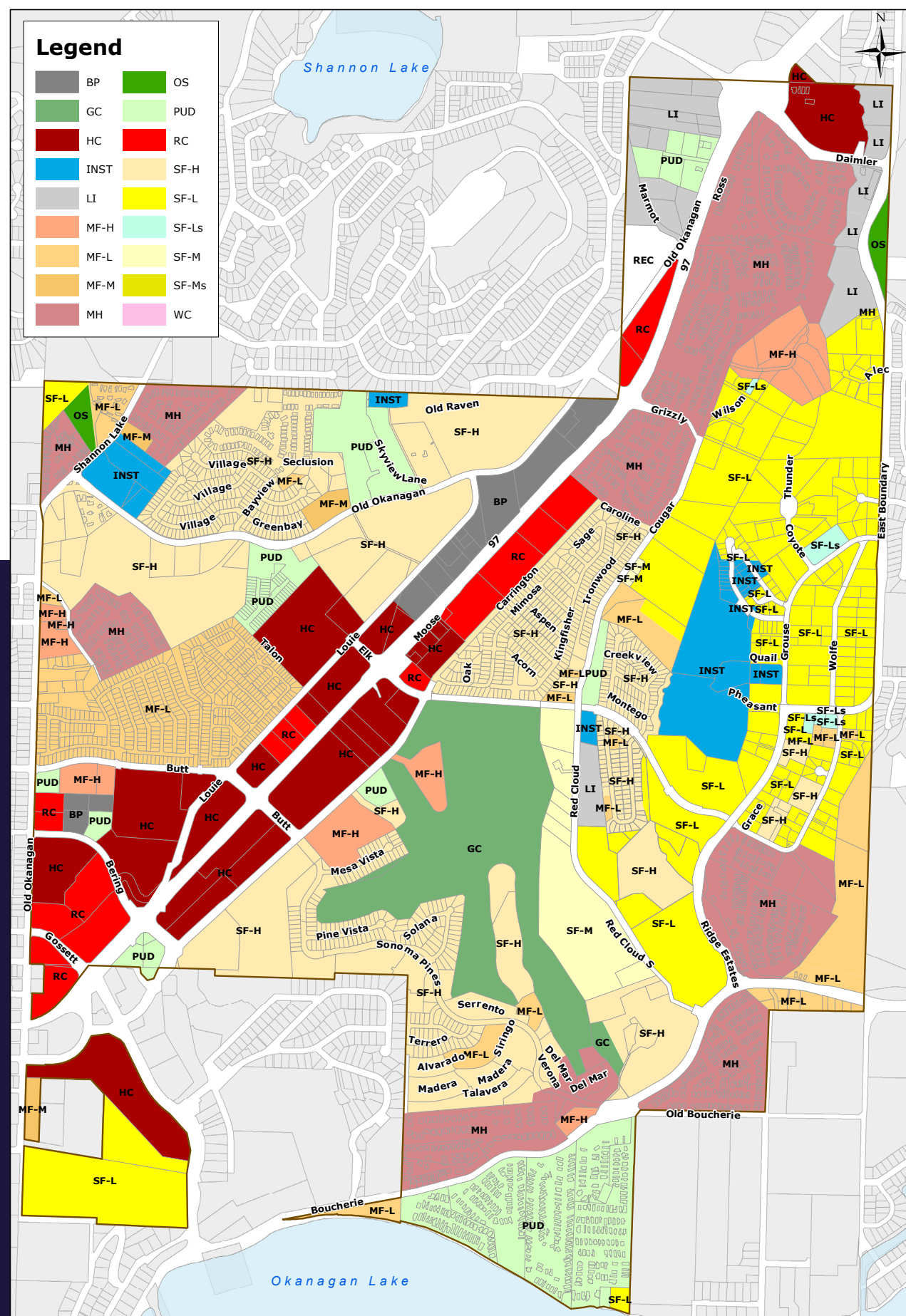
Ideally positioned with convenient access to Highway 97, major amenities, and surrounding residential growth areas, enhancing long-term commercial viability.



Supply-Constrained Market Opportunity

A rare opportunity to secure a large-format development parcel in the Central Okanagan, where availability of sizable commercial sites remains limited.





LOCATION OVERVIEW

Located in the heart of the Okanagan Valley, West Kelowna is one of British Columbia's fastest-growing communities, offering a strong combination of population growth, economic expansion, and lifestyle appeal. Situated along the western shore of Okanagan Lake, the city benefits from its close proximity to Kelowna, with convenient regional connectivity via Highway 97 and the William R. Bennett Bridge.

West Kelowna has experienced significant residential and commercial growth in recent years, supported by increasing demand for housing, retail services, employment opportunities, and community amenities. As a key component of the Central Okanagan region, the city serves as an important commercial hub for surrounding neighborhoods and growing residential communities.

The area continues to attract investment due to its expanding population base, strong tourism sector, and limited availability of well-located development sites. With its scenic setting, strategic location, and long-term growth outlook, West Kelowna presents compelling opportunities for investors, developers, and businesses seeking exposure to one of British Columbia's most dynamic markets.

DEMOGRAPHICS

Central Kelowna



166,539
Population



41
Median Age



174,285
Daytime Population



\$140,146
Average Household Income



95%
Employment Rate

West Kelowna



54,222
Population



45
Median Age



43,900
Daytime Population



\$150,791
Average Household Income



95%
Employment Rate

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. Kalamo 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

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For more information, please contact:



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