RE/MAX COMMERCIAL

FOR SALE

RARE HIGHWAY FRONTAGE IN REID'S CORNER

3837 Highway 97 N, Kelowna, BC



Kris McLaughlin Personal Real Estate Corporation
kris@commercialbc.com
250.870.2165

REMAX Commercial - REMAX Kelowna
#100 - 1553 Harvey Avenue, Kelowna, BC V1Y 6G1

Each Office Independently Owned and Operated.

FOR SALE: 3837 Highway 97 N, Kelowna, BC

Property Details

Civic Address:
3837 Highway 97 N, Kelowna, BC

Legal Description:
Lot 2, Plan KAP3488, Sec 35, Twnshp 26, ODYD, Except Plan EPP57933

PID:
010-842-322

Location:
Located on the east side of Highway 97 N just south of the intersection of Highway 97 N and Sexsmith/Old Vernon Roads

Lot Size:
±0.493 Acres or ±21,478 SF

Main Building Size:
±4,600 SF

Current Zoning:
I2 - General Industrial

Property Taxes (2026):
$24,169.65

BC Assessment (2026):
$2,190,100

List Price:
$3,100,000 + Applicable Taxes

Outstanding Industrial Property with Frontage Along Highway 97 N

Opportunity:

REMAX Commercial - REMAX Kelowna presents this opportunity to acquire a high-quality industrial property with a stand-alone commercial building located in the highly desirable Reid's Corner area of Kelowna, BC.

Features:

- Property totals about 0.493 acres or ±21,478 SF, is irregularly shaped and has ±166 FT of frontage along Highway 97 N and is between ±97 FT and ±157 FT deep
- There is a single-storey commercial building of ±4,600 SF, which is comprised of a shop/garage, showroom or retail area with a service counter, offices, file room, washrooms and storage
- Large, open, shop/garage area with 2 grade-level bays with 15 FT x 12 FT overhead doors and a ceiling height of 13' 11"
- The building is offset to the southeast portion of the lot, leaving a large amount of semi-secure yard space approximately 16,770 SF to the front and side of the building
- The property itself is fully fenced with its own rolling gate, but the perimeter fencing is shared with the adjoining property to the east
- Property contains a large, highly visible pylon sign as well as an opportunity for fascia signage on the west side of the building facing Highway 97 N
- The property potentially provides a turn-key opportunity that is ideal for an owner-occupier or an industrial investor
- Located in the Reid's Corner/Sexsmith area of Kelowna, one of the major and more desirable industrial areas in Kelowna
- For more information or to arrange a tour of this property contact Kris McLaughlin Personal Real Estate Corporation of REMAX Commercial - REMAX Kelowna at 250 870 2165 or by email at kris@commercialbc.com

Site Plan



Note: Boundaries and measurements are approximate and are for illustrative purposes only. This illustration is not a survey. If important, lot lines and distances should be independently verified.

Aerial Images









Exterior Photos









Yard Photos

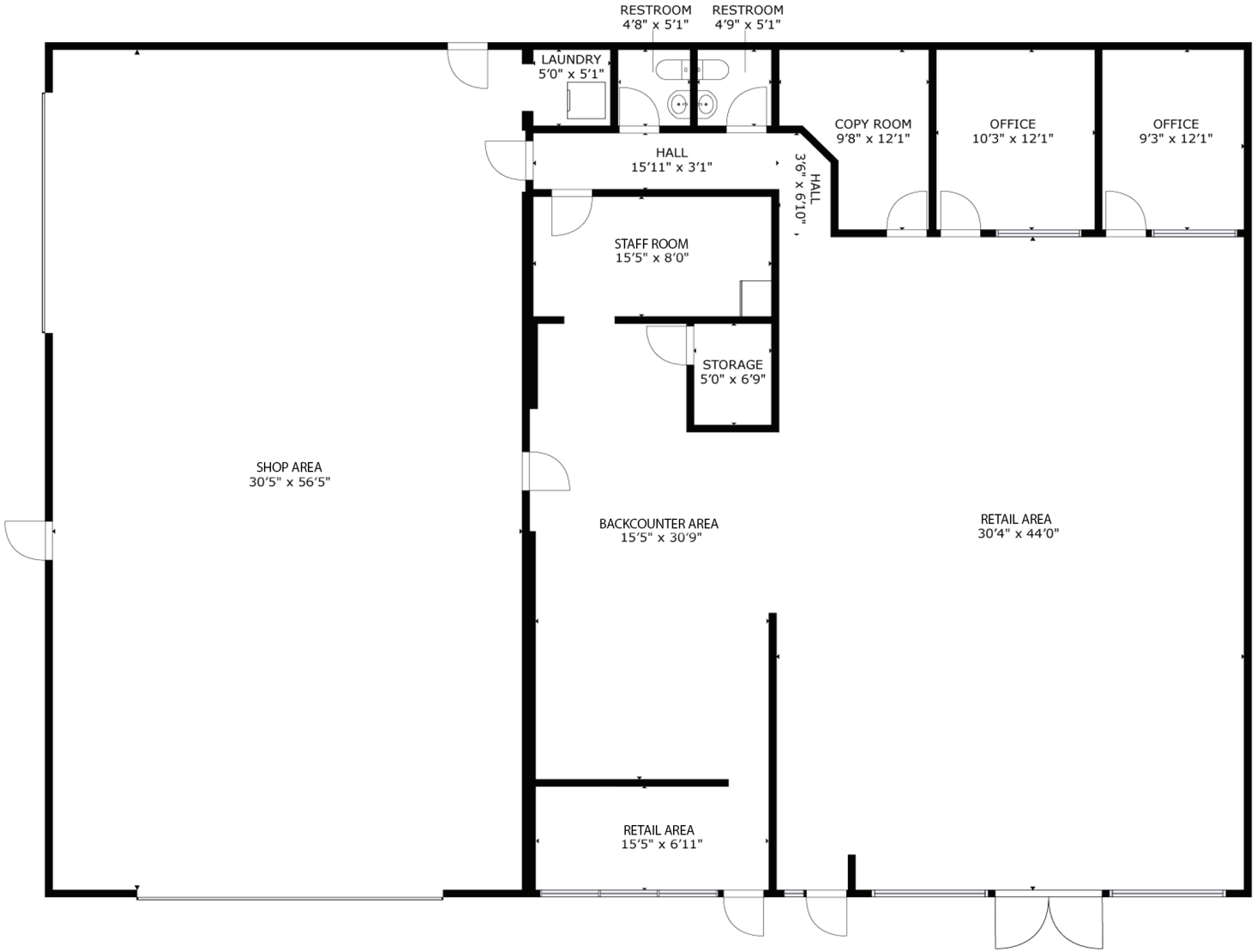








Main Building Floor Plan - Main Floor



Note: Floor plan has been derived, is approximate and may not be to scale. If important, information and configuration should be verified.

Interior Photos









Interior Photos









Shop Photos









I2 - Zoning Information

I2 – General Industrial (excerpt from Zoning Bylaw No. 12375)

Section 14.2 – Commercial Zone Purposes

The purpose is to provide for general industrial uses.

14.9 Permitted Principal and Secondary Land Uses in Core Area and Other Zones

The principal uses in this zone are:

Alcohol Production Facilities*
Animal Clinics, Major
Animal Clinics, Minor
Auctioneering Establishments
Automotive & Equipment
Automotive & Equipment, Industrial
Boat Storage
Bulk Fuel Depot
Cannabis Production Facility
Commercial Storage
Emergency and Protective Services
Food Primary Establishment*
Gas Bar*
General Industrial Use
Liquor Primary Establishment*
Non-Accessory Parking
Outdoor Storage
Participant Recreation Services, Indoor
Recycling Depots
Recycling Drop-Offs
Temporary Shelter Services
Warehousing

The secondary uses in this zone are:

Accessory Buildings or Structures
Agricultural, Urban
Residential Security / Operator Unit
Retail Cannabis*

* Note: For more information see City of Kelowna - Zoning Bylaw No. 12375

14.11 Commercial and Urban Centre Zone Development Regulations

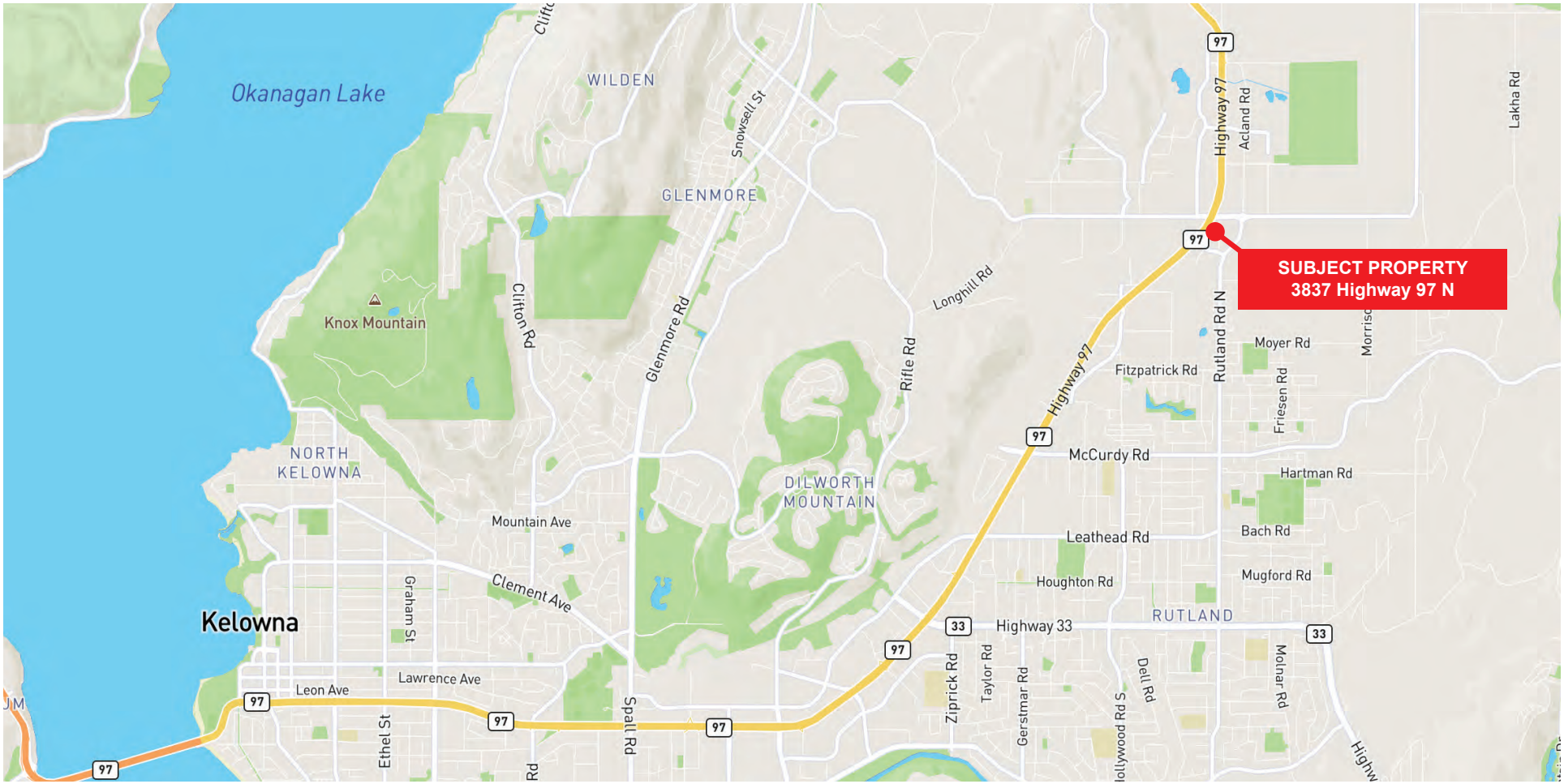
Maximum site coverage of all buildings is 60%
Maximum site coverage of all buildings, structures & impermeable surfaces is 90%
Minimum front yard setback is 2.0 m
Minimum flanking side yard setback is 2.0 m
Minimum side yard setback is 0.0 m
Minimum rear yard setback is 0.0 m
The minimum lot area is 4,000 m2, maximum lot area is n/a

14.14 Density and Height

Minimum (if applicable) & maximum base density is 1.5 FAR
Maximum public amenity & street-scape bonus is n/a
Maximum rental or affordable housing bonus is n/a
Maximum base height is 3 storeys and 16.0 m
Maximum height with Bonus FAR is n/a

E&OE: This information derived from the City of Kelowna - Zoning Bylaw No. 12375 and is deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted or guaranteed for accuracy, correctness and completeness by Kris McLaughlin Personal Real Estate Corporation, REMAX Commercial or REMAX Kelowna. Please verify all important information by reviewing Zoning Bylaw No. 12375 on the City of Kelowna's website.

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CCIM *The Commercial Real Estate Experts*

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CONFIDENTIALITY AGREEMENT: 3837 Highway 97 N, Kelowna, BC

3837 Highway 97 N, Kelowna, BC

We, _____ (the "Purchaser"), have requested from the Vendor and Kris McLaughlin Personal Real Estate Corporation as part of REMAX Commercial and REMAX Kelowna (the "Agent") confidential information relating to the Property.

For good and valuable consideration provided by the Vendor and the Agent, the receipt and sufficiency of which consideration is hereby acknowledged, we agree with the Vendor and the Agent to comply with all of the provisions of this Agreement. We and our Representatives (as defined below) shall keep confidential any and all Confidential Information (as defined below) provided to us by the Vendor or the Agent, and shall not disclose any Confidential Information to any Person other than our Representatives. We and our Representatives shall utilize the Confidential Information only to evaluate our potential purchase of the Property from the Vendor (the "Proposed Transaction"). "Confidential Information" means all information (whether in oral, graphic, written or electronic form) relating to the Vendor or the Property that is not publicly available and all analyses, summaries, compilations, data, notes, studies and other documents or records prepared by us or our Representatives containing or based upon, in whole or in part, any such information. "Person" means any individual, corporation, company, trust, group, partnership, government, government's agency or authority, or any other entity whatsoever.

We may disclose Confidential Information to our officers, directors, employees, legal advisors and financial advisors (collectively, "Representatives") only to the extent they need to have such Confidential Information for the purpose of evaluating the Proposed Transaction. We shall inform each such Representative of the provisions of this Agreement and we shall cause such Representative to comply with all provisions of this Agreement. We shall be responsible for any acts or omissions of our Representatives which constitute a breach of this Agreement. We also agree that any fees, commissions, expenses and other amounts payable to legal, financial or other third party advisors retained by us, or who act on our behalf, including any real estate brokers other than the Agent, will be paid by us.

We agree that we will not, without the prior written consent of the Vendor or the Agent, disclose to any other Person other than Representatives the fact that any Confidential Information has been made available to us, that this Agreement has been entered into, that discussions or negotiations are taking place concerning the Property or the Proposed Transaction, or any of the terms, conditions or other facts with respect thereto (including the status of such discussions or negotiations thereof).

We agree that, upon the Vendor's request, we and our Representatives shall return all Confidential Information. We further agree not to make copies of the Confidential Information, without the Vendor's prior written consent. We also agree that we and our Representatives shall not use the Confidential Information in any way detrimental to the Vendor, any parties assisting the Vendor or any tenant of the Vendor.

We agree that (i) all information with respect to the Property being delivered to us by or on behalf of the Vendor or the Agent is subject to the limitations on liability and disclaimers for the protection of the Vendor and the Agent, and (ii) we and our Representatives are bound by such provisions.

We agree to indemnify and save harmless the Vendor, any tenant of the Property and the Agent from all claims, losses, damages and liabilities whatsoever (including legal fees and disbursements) arising out of a breach by us or any of our Representatives of this Agreement. In addition, we agree that monetary damages will not be a sufficient remedy and that the Vendor and the Agent shall be entitled to seek preliminary and permanent injunctive relief in the event of a breach or threatened breach of this Agreement, as well as all other applicable remedies at law or equity.

This Confidentiality Agreement shall be binding upon the undersigned and all of our subsidiaries, affiliates and/or related Persons and shall be governed by the laws of British Columbia.

DATED _____

_____
[PURCHASER - SIGNATURE]

Name: _____

We have authority to bind the Purchaser.

_____
[REPRESENTATIVE - SIGNATURE]

Name: _____

We have authority to bind the Representative.