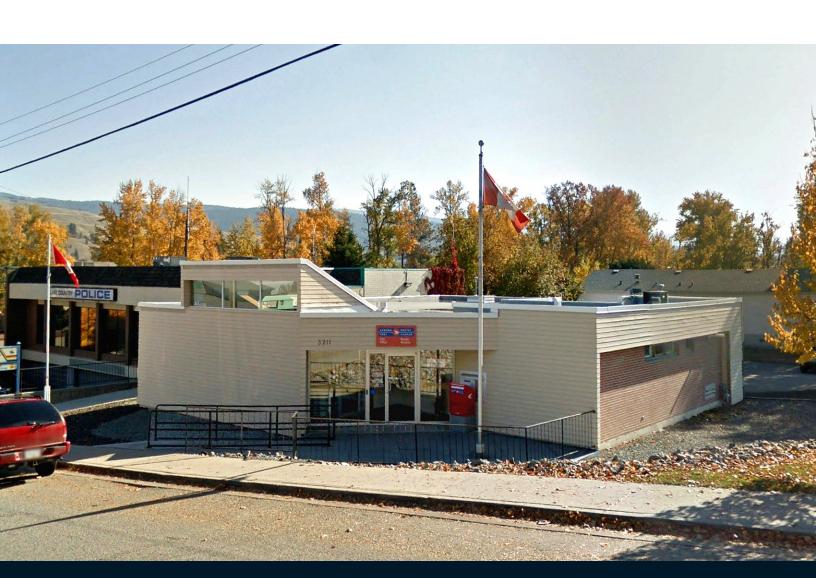


## **Investment Opportunity**

3211 Berry Road Lake Country, BC



Connor O'Keeffe\*

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Associate
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## **Location Highlights**

- Adjacency and exposure to Highway 97– Central Okanagan's main arterial route with significant daily traffic volumes.
- Surrounded by a wide range of community serving daily uses including retail, commercial, schools, and recreational.

## **Property Highlights**

in a 20 min drive

- Strong owner-occupier potential well-suited for government/institutional users.
- Vacant possession gives owner-users the ability to immediately occupy the space.

in a 20 min drive

 Designated as Mixed Use Commercial in the Official Community Plan.

95,428	37,422
Population n a 20 min drive	Total Households in a 20 min drive
\$125K	\$5.6B
Avg. Household Income	Total Expenditure

(•)	Location	Country, BC V4V 1M6
\$	Asking Price	\$1,120,000
<b>7</b>	Land Area	0.21 ac
	Building Size	2,800 s.f.
l <u>∓</u> l	Site Coverage	30.6%
	Year Built	1963
	Zoning	C-1
	PID	009-503-986

3211 Berry Road, Lake