

# Investment Opportunity

3211 Berry Road  
Lake Country, BC



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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

- Strong owner-occupier potential well-suited for government/institutional users.
- Vacant possession gives owner-users the ability to immediately occupy the space.
- Designated as Mixed Use Commercial in the Official Community Plan.

**95,428**

Population  
in a 20 min drive

**\$125K**

Avg. Household Income  
in a 20 min drive

**37,422**

Total Households  
in a 20 min drive

**\$5.6B**

Total Expenditure  
in a 20 min drive



### Location

3211 Berry Road, Lake Country, BC V4V 1M6



### Asking Price

\$1,120,000



### Land Area

0.21 ac



### Building Size

2,800 s.f.



### Site Coverage

30.6%



### Year Built

1963



### Zoning

C-1



### PID

009-503-986