



For Sale

1200 Leathead Road, Kelowna, BC

17,731 sq. ft. Free-Standing Commercial Building on 2.0 acres of land

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Salient Details

Location:	1200 Leathead Road, Kelowna, BC	PID:	018-361-820
Zoning:	C-2 Vehicle Oriented Commercial	Tenancy:	Vacant
Land Area:	2.00 acres	Year Built:	1994 + Renovated 2007
Building Size:	17,731 s.f.	Parking:	Surface
Listing Price:	\$8,800,000	Signage:	Pylon
Purchase Structure:	Share sale of bare trustee title company can be available		



Property Highlights



Prime location with excellent visibility and accessibility



Rare availability of corner lots of this caliber and size

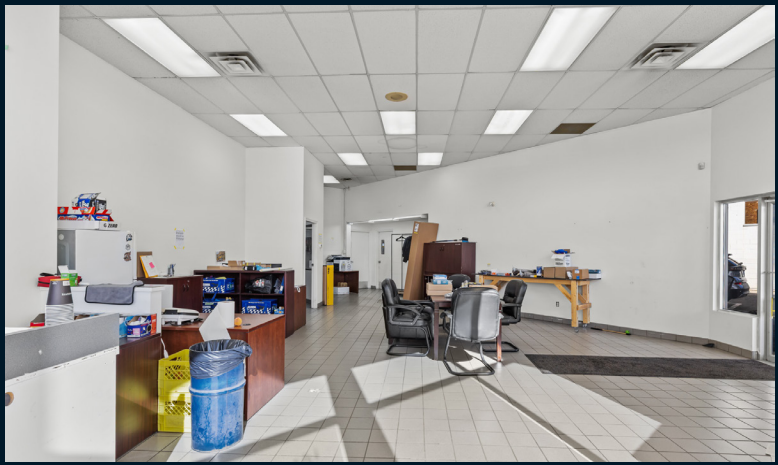


Building with immediate commercial use and potential for densification

Demographics

Source: *Enviroics*, 2025

	5 minutes	10 minutes	15 minutes
Total population	27,788	68,594	142,141
Growth rate (prev. 5 yrs)	8.6%	12.8%	14.8%
Avg HH income	\$97,827	\$104,609	\$111,687
Avg HH expenditure	\$109,209	\$119,733	\$129,045
Median Age	37.7	39.2	40.2



*Hoists not included in sale



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