

JLL SEE A BRIGHTER WAY

For Sale

3101 9th Avenue SW, Salmon Arm, BC

9,704 sq. ft. Free-Standing Commercial
Building on 2.72 acres of land

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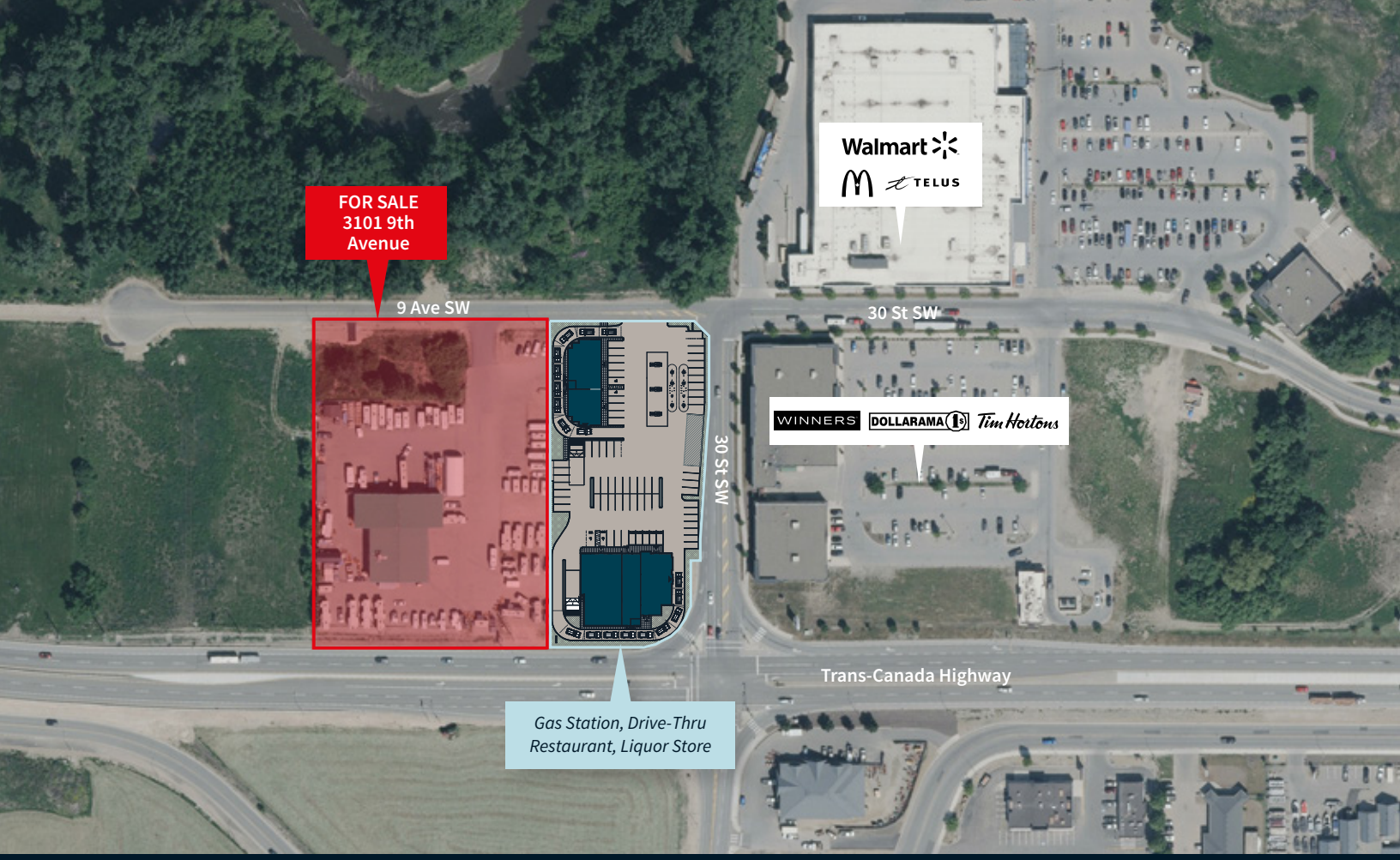
Verstaile C-3 Zoned Site with Development Potential

- C-3 Service Commercial zoning allows for a wide range of commercial uses including: retail stores, restaurants, offices, personal service establishments, hotels, upper floor dwelling units, and more
- Shadow anchored by Walmart Supercentre and positioned alongside national tenants including Winners, Dollarama, McDonald's, Tim Hortons, and Popeyes
- Excellent visibility and access from the Trans-Canada Highway



Location:	3101 9th Avenue Salmon Arm, BC	**Year Built:**	2001 + Addition 2005
PID:	024-819-441	**Ceiling Height:**	9 - 23' office/retail area 18 - 19' warehouse area
Zoning:	C-3 Service Commercial Zone	**Heating/Cooling:**	Roof mounted HVAC, electrical baseboard and mini-split system
Land Area:	2.72 acres	**Foundation:**	Poured concrete
Building Size:	9,704 s.f. main + 248 mezzanine	**Construction Type:**	Steel frame
Tenancy:	Vacant upon closing	**Electrical:**	400-amp, 3-phase power
Listing Price:	$4,499,999		

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Site Features

2.72 acres (118,483 SF) of developable land

Level, regular-shaped parcel offering versatile development configurations

Well-maintained building constructed in 2001 provides immediate occupancy option

Demographics

	5 minutes	10 minutes	15 minutes
Total population	7,115	19,453	24,366
Growth rate (prev. 5 yrs)	16.3%	13.5%	9.0%
Average HH income	$85,082	$98,246	$98,528
Average HH expenditure	$100,239	$119,386	$120,752
Median Age	53.0	50.8	51.3

Source: Environics, 2025

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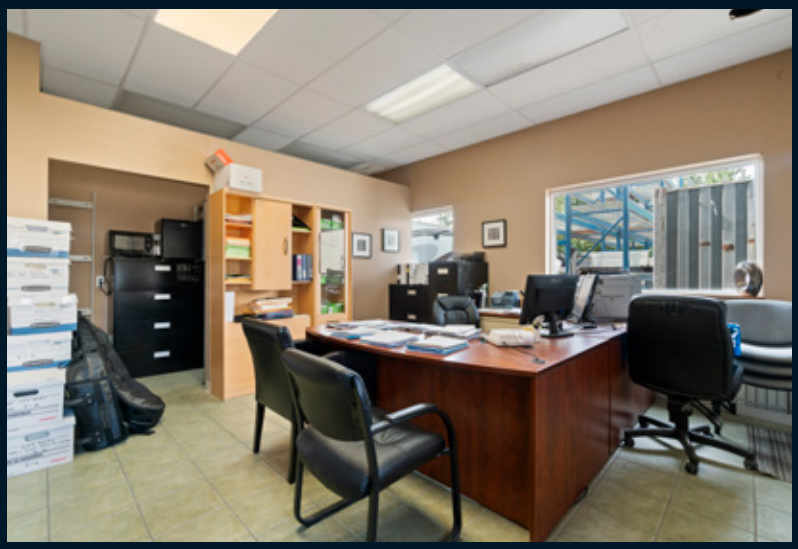


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