



# 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

<b>Location:</b>	1200 Leathead Road, Kelowna, BC	<b>PID:</b>	018-361-820
<b>Zoning:</b>	C-2 Vehicle Oriented Commercial	<b>Tenancy:</b>	Vacant
<b>Land Area:</b>	2.00 acres	<b>Year Built:</b>	1994 + Renovated 2007
<b>Building Size:</b>	17,731 s.f.	<b>Parking:</b>	Surface
<b>Listing Price:</b>	\$8,800,000	<b>Signage:</b>	Pylon
<b>Purchase Structure:</b>	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

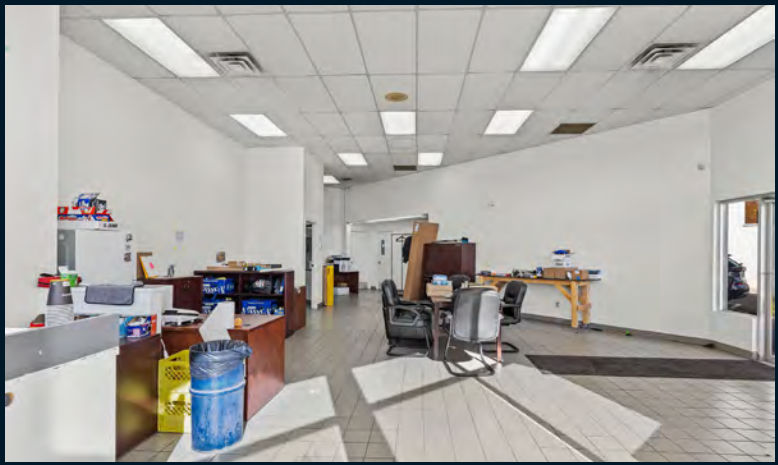


Building with immediate commercial use and potential for densification

## Demographics

Source: *Enviroics*, 2025

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



\*Hoists not included in sale



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