

FOR SALE

711 Adams Court, Kelowna, B.C.

1.00 ACRE INDUSTRIAL LAND OPPORTUNITY FRONTING HIGHWAY 97



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Marcus & Millichap

*Personal Real Estate Corporation

OPPORTUNITY

Opportunity to acquire a 1.00-acre vacant industrial land parcel in Kelowna's Sexsmith industrial submarket. The property features approximately 290 feet of direct frontage along Highway 97, benefiting from strong exposure to +/- 41,000 vehicles per day. The site is level, gravelled/paved, and fully serviced, allowing for immediate use or near-term development. Zoned General Industrial (I2), the property supports a broad range of industrial uses. Access is provided via the Carney Road / Edwards Road intersection, offering convenient connectivity to Kelowna's primary transportation corridor. The combination of highway exposure, serviced land, and flexible zoning makes this a well-positioned industrial development opportunity.

SALIENT DETAILS

Civic Address: 711 Adams Court, Kelowna, B.C.

Legal Description: LOT 2 SECTION 2 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN EPP144080

PID: 032-772-939

Property Size: 1.00 AC

Highway 97 Frontage: Approximately 290'

Proposed Zoning: [I2 - General Industrial Zone](#)

Property Taxes (2025): \$24,619.31

Asking Price: \$2,850,000



HIGHLIGHTS



Approximately 290' of direct exposure to Highway 97



Leveled, graveled, and secure



Fully serviced



I2 Zoning allows for a wide variety of industrial uses

PROPERTY OVERVIEW



ADAMS COURT

HIGHWAY 97

+/- 41,000 VPD

DRIVE TIMES

Strategically located on the northernmost end of Kelowna's Sexsmith industrial node, the Subject Property is an ideal choice for businesses looking for easy access to key markets and services. Positioned seconds from Highway 97, the property enjoys excellent connectivity to Kelowna, the broader Okanagan Valley and beyond. Additionally, the surrounding area is home to a thriving mix of synergistic industrial business, commercial amenities, and residential neighbourhoods.



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