FOR SALE & LEASE

2101 OLD OKANAGAN HIGHWAY

WESTBANK, BC



CUSHMAN & WAKEFIELD | Sotheby's INTERNATIONAL REALTY Canada

Established Business Park Opportunity

OPPORTUNITY

Cushman & Wakefield ULC and Hague Eastman & Associates of Sotheby's International Realty Canada are pleased to present the opportunity to acquire a significant ±4.98-acre development site at 2101 Old Okanagan Highway in Westbank, British Columbia. Strategically located within the Central Okanagan, the property offers excellent exposure and convenient access to Highway 97 and surrounding commercial amenities.

Currently improved with a go-kart track, the property provides flexibility to continue the existing go-kart track operation or pursue future repositioning and redevelopment opportunities that capitalize on the site's strategic location, scale, and Business Park zoning. The property offers an attractive combination of existing recreational use and long-term development potential, subject to applicable municipal approvals.

The ownership is also open to long-term land lease opportunities of up to 99 years, with the potential to extend to 125 years, offering flexibility for tenants or developers pursuing long-term occupancy without acquiring the underlying land. This structure provides an attractive alternative for businesses seeking a long-term presence while preserving capital that would otherwise be required for land acquisition.

The property's strategic location, generous site area, and existing Business Park zoning make it well suited for developers, investors, and owner-users seeking a well-positioned commercial landholding in the growing Westbank market.

PROPERTY OVERVIEW

Address	2101 Old Okanagan Highway, Westbank BC
Legal Description	Lot 127 Plan CLSR 73879, Osoyoos Div of Yale Land District
Land Size	4.975 acres
Current Zoning	BP (Business Park)
Land Leasehold	Up to 99 or 125 Years
Sale Or Lease Price	Contact Listing Agents

PROPERTY HIGHLIGHTS

Rare ±4.98 Acre Land Opportunity

A sizeable commercial landholding offering scale and flexibility in one of Westbank's fastest-growing areas.

Business Park Zoning

Existing Business Park zoning provides a strong foundation for a range of commercial and employment-generating uses, subject to applicable municipal approvals.

Flexible Long-Term Lease Structure

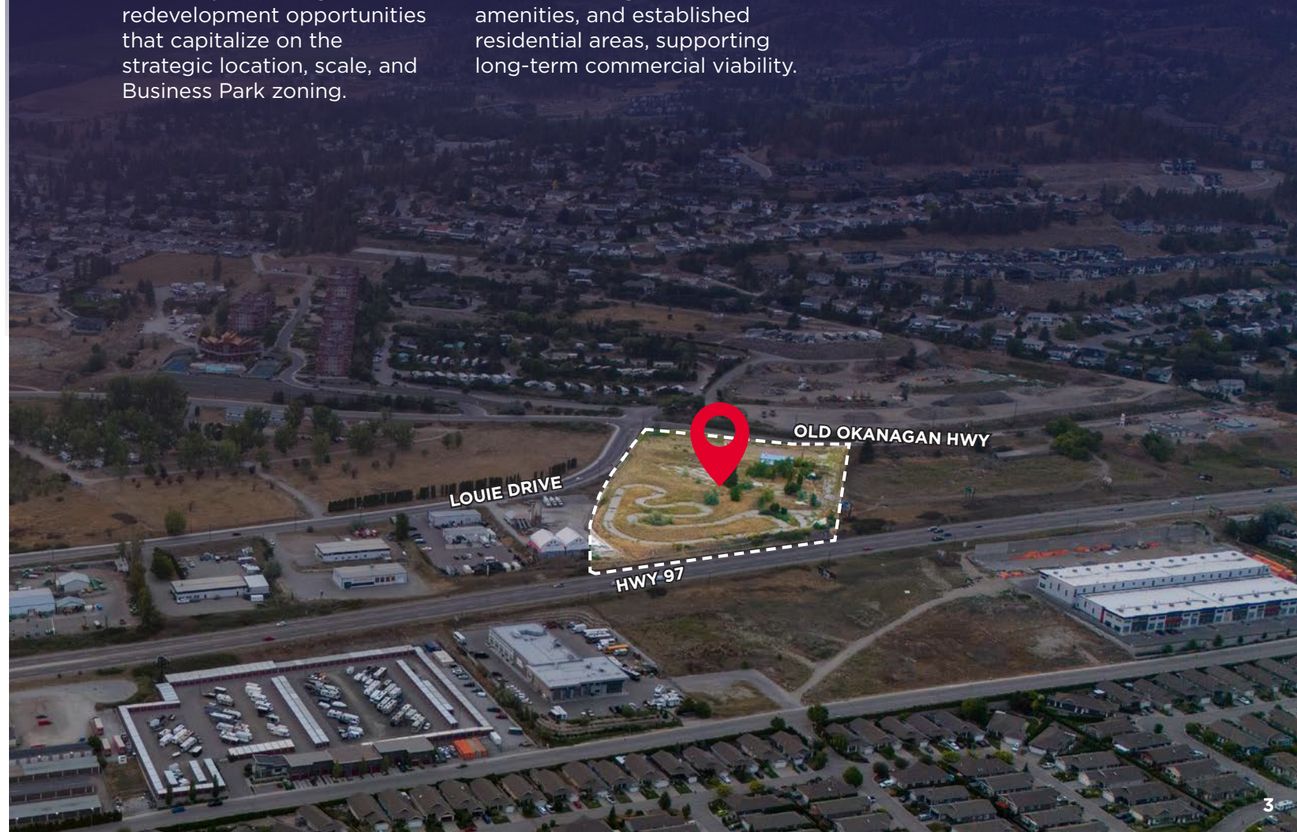
Ownership is open to a long-term ground lease structure of up to 99 years, with potential extension to 125 years, providing flexibility for future users and developers.

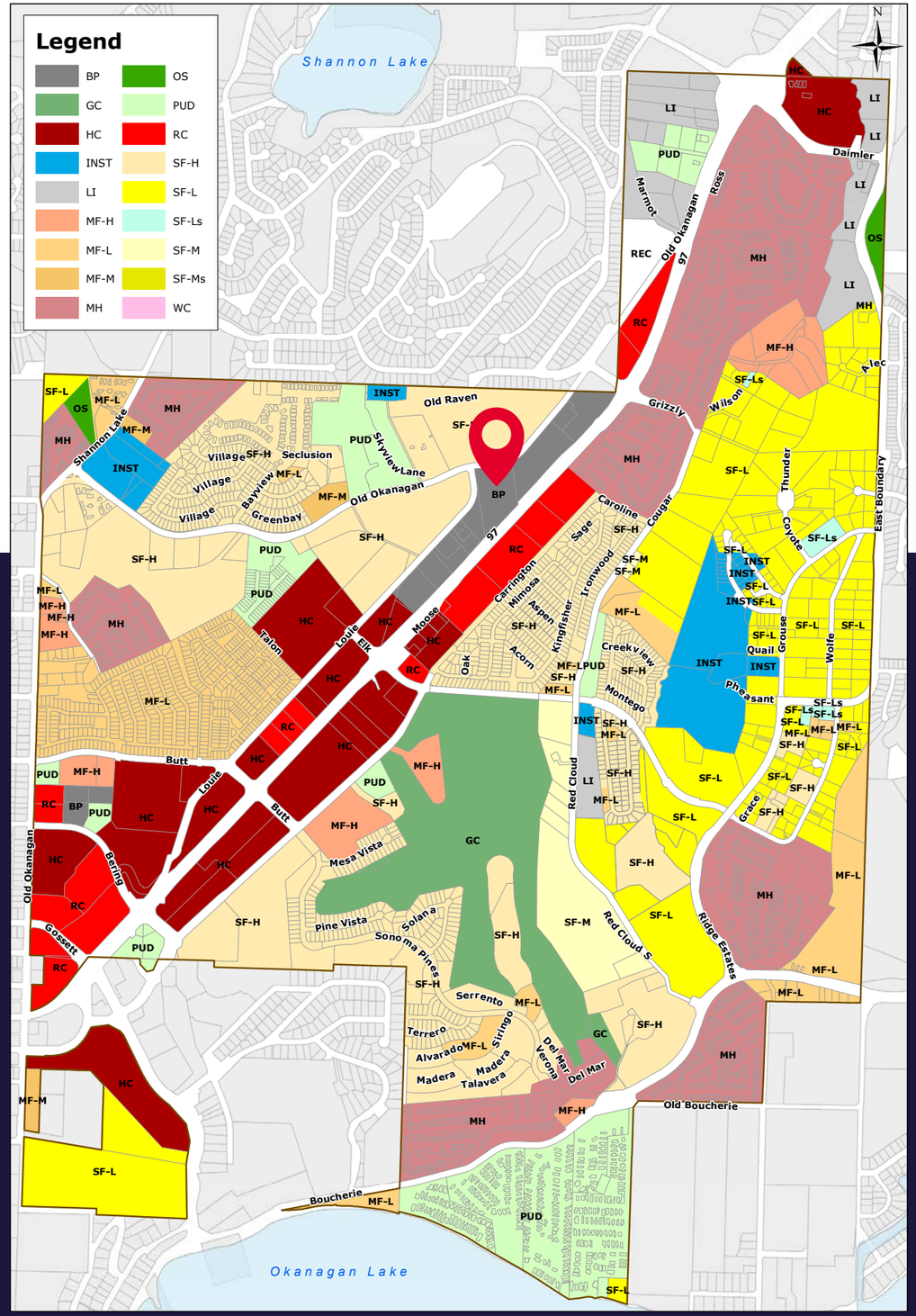
Existing Use & Redevelopment Potential

Flexibility to continue the existing go-kart track operation or pursue future repositioning and redevelopment opportunities that capitalize on the strategic location, scale, and Business Park zoning.

Strategic Westbank Location

Ideally positioned along Old Okanagan Highway with convenient access to Highway 97, surrounding commercial amenities, and established residential areas, supporting long-term commercial viability.





LOCATION OVERVIEW

Located in the heart of the Okanagan Valley, West Kelowna is one of British Columbia's fastest-growing communities, offering a strong combination of population growth, economic expansion, and lifestyle appeal. Situated along the western shore of Okanagan Lake, the city benefits from its close proximity to Kelowna, with convenient regional connectivity via Highway 97 and the William R. Bennett Bridge.

West Kelowna has experienced significant residential and commercial growth in recent years, supported by increasing demand for housing, retail services, employment opportunities, and community amenities. As a key component of the Central Okanagan region, the city serves as an important commercial hub for surrounding neighborhoods and growing residential communities.

The area continues to attract investment due to its expanding population base, strong tourism sector, and limited availability of well-located development sites. With its scenic setting, strategic location, and long-term growth outlook, West Kelowna presents compelling opportunities for investors, developers, and businesses seeking exposure to one of British Columbia's most dynamic markets.

DEMOGRAPHICS

Central Kelowna

166,539
Population

41
Median Age

174,285
Daytime Population

$140,146
Average Household Income

95%
Employment Rate

West Kelowna

54,222
Population

45
Median Age

43,900
Daytime Population

$150,791
Average Household Income

95%
Employment Rate

LOCATION ADVANTAGE



97,000 vehicles/day on Highway 97

Visibility in both northbound & southbound directions

Major commuting route Kelowna & Penticton

Location Highlights

- West Kelowna is a major commercial hub in the Central Okanagan
- Rapid population and commercial growth
- Attractive for Lower Mainland investors due to affordability vs Kelowna
- High demand for highway-exposed sites

Location Amenities

RETAIL

1. Paynter's Fruit Market
2. Save-On-Foods
3. Westbank Town Centre
4. Dollarama
5. Real Canadian Superstore Gas Bar
6. Rexall
7. Canadian Tire
8. The Home Depot
9. London Drugs
10. Nature's Fair Market
11. Walmart

TOURISM

1. Westbank Museum
2. Fairfield by Marriott Inn & Suites West Kelowna

PARKS & RECREATION

1. Kalamoir Regional Park
2. Pritchard Park
3. Shannon Lake Regional Park
4. Glen Canyon Regional Park
5. Gellatly Heritage Regional Park
6. CNR Wharf and Gellatly Bay Aquatic Park

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