FOR SALE

INDUSTRIAL LOT AVAILABLE OFF HIGHWAY 97

2840 Fenwick Road, Kelowna, BC



Kris McLaughlin Personal Real Estate Corporation
kris@commercialbc.com
250.870.2165

REMAX Commercial - REMAX Kelowna
#100 - 1553 Harvey Avenue, Kelowna, BC V1Y 6G1

Each Office Independently Owned and Operated.

FOR SALE: 2840 Fenwick Road, Kelowna, BC

Property Details

Civic Address:
2840 Fenwick Road, Kelowna, BC

Legal Description:
Lot 1, Plan EPP136029, Section 34, Township 26, ODYD

PID:
032-299-281

Location:
Located near the end of Fenwick Road on the west side of Highway 97 near Scandia Golf & Games

Lot Size:
±1.006 Acres

Current Zoning:
I2 - General Industrial

BC Assessed Value (2026):
$1,566,000

Property Tax (2026):
$17,697.04

Strata Fee (2026):
$338.64 per month

List Price:
$1,100,000 + applicable taxes

Industrial Lot Abutting A Newer Industrial Complex Located Just to the West of Highway 97

Opportunity:

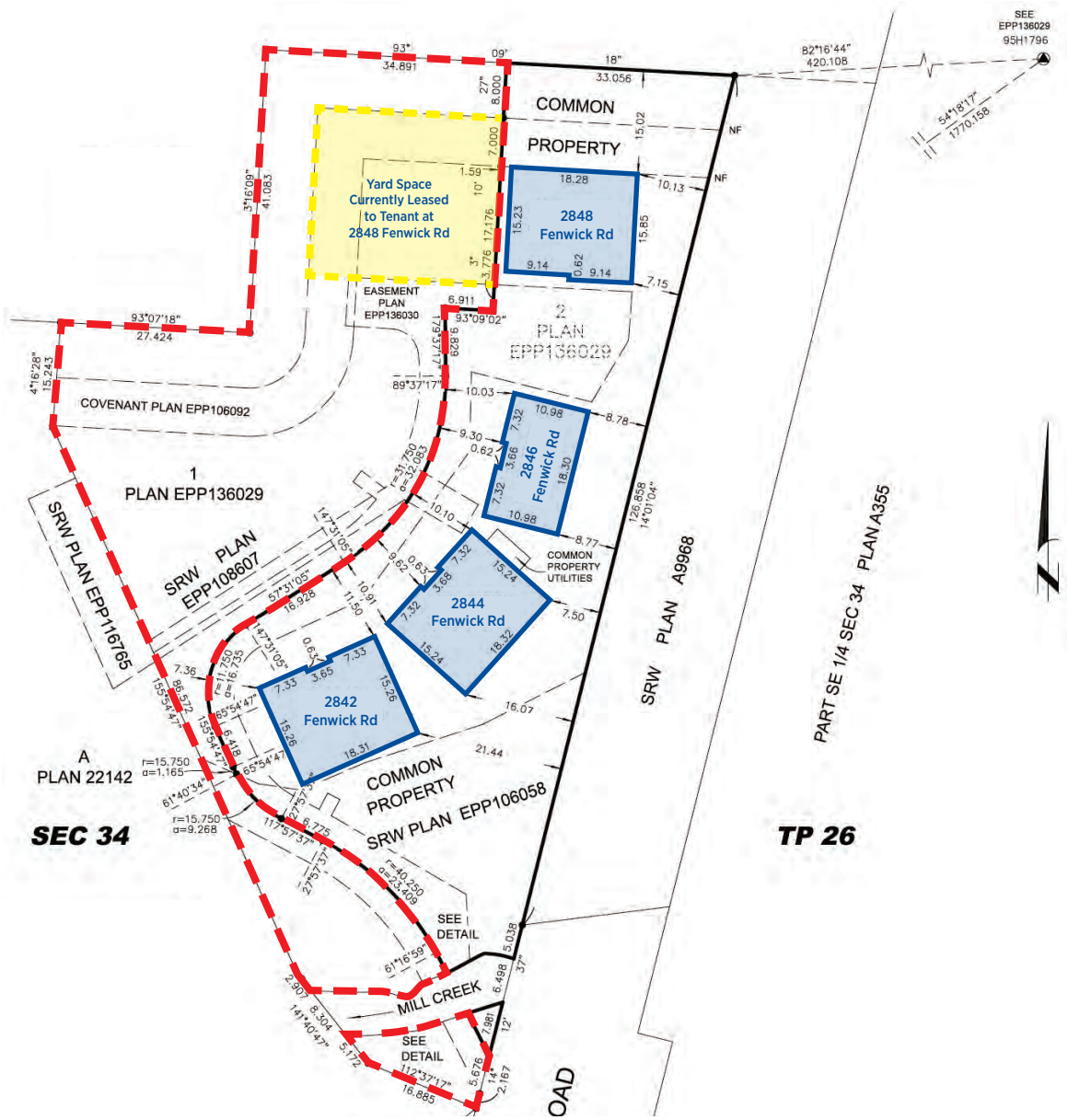
RE/MAX Commercial - RE/MAX Kelowna presents this outstanding opportunity to acquire an industrial lot abutting a newer industrial complex in Kelowna.

Features:

Industrial lot located on Fenwick Road just off Highway 97 near Scandia Golf & Games.

- Available industrial lot totaling ±1.006 acres
- Zoned I2 - General Industrial allowing for a FAR of 1.5, a maximum base height of 16 metres and usable yard space
- Lot abuts a newer industrial complex comprised of 4 buildings ranging in size from ±2,171 SF to ±4,661 SF
- A portion of the lot is leased to a tenant in the adjoining complex
- Well situated property with direct access to and from Highway 97 at Fenwick Road
- This industrial lot is only minutes from UBCO, Kelowna International Airport, Highway 33 junction and Orchard Park Mall
- For more information or to arrange a tour of this industrial lot contact Kris McLaughlin Personal Real Estate Corporation of REMAX Commercial - REMAX Kelowna at 250 870 2165 or by email at kris@commercialbc.com

Cadastral Plan



Neighbourhood Overview



I2 - Zoning Information

I2 – General Industrial (excerpt from Zoning Bylaw No. 12375)

Section 14.2 – Commercial Zone Purposes

The purpose is to provide for general industrial uses.

14.9 Permitted Principal and Secondary Land Uses in Core Area and Other Zones

The principal uses in this zone are:

Alcohol Production Facilities*
Animal Clinics, Major
Animal Clinics, Minor
Auctioneering Establishments
Automotive & Equipment
Automotive & Equipment, Industrial
Boat Storage
Bulk Fuel Depot
Cannabis Production Facility
Commercial Storage
Emergency and Protective Services
Food Primary Establishment*
Gas Bar*
General Industrial Use
Liquor Primary Establishment*
Non-Accessory Parking
Outdoor Storage
Participant Recreation Services, Indoor
Recycling Depots
Recycling Drop-Offs
Temporary Shelter Services
Warehousing

The **secondary uses** in this **zone** are:

Accessory Buildings or Structures
Agricultural, Urban
Residential Security / Operator Unit
Retail Cannabis Sales (I2rcs only)

14.10 Subdivision Regulations

The minimum **lot width** is 40.0 m
The minimum **lot depth** is 35.0 m
The minimum **lot area** is 4,000 m2, maximum lot area is n/a

14.12 Industrial Development Regulations

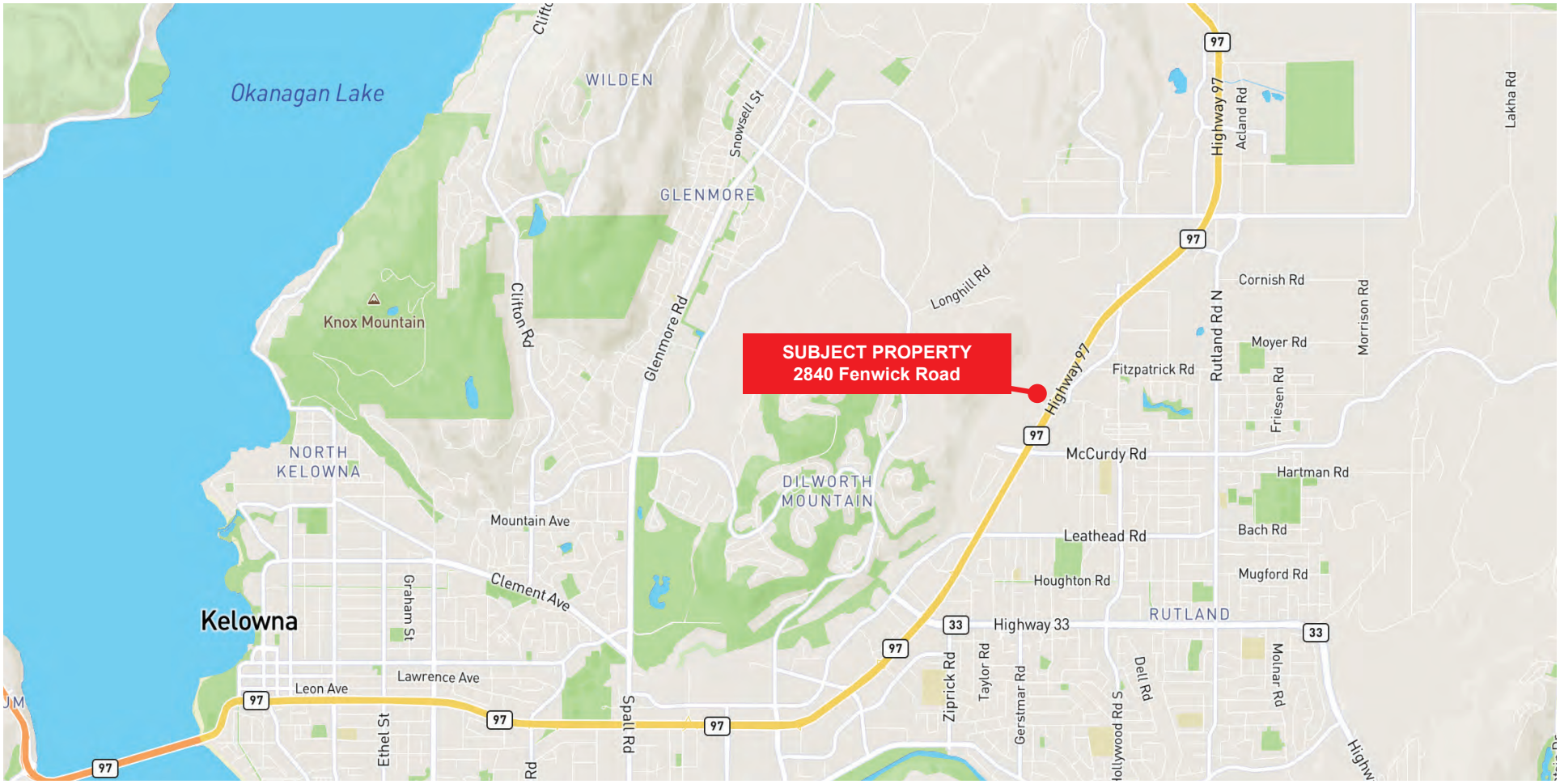
Maximum site coverage of all buildings is 60%
Maximum site coverage of all buildings, structures & impermeable surfaces is 90%
Minimum front yard setback is 2.0 m
Minimum flanking side yard setback is 2.0 m
Minimum side yard setback is 0.0 m
Minimum rear yard setback is 0.0 m

14.14 Density and Height

Minimum (if applicable) & maximum base density is 1.5 FAR
Maximum public amenity & streetscape bonus is n/a
Maximum rental or affordable housing bonus is n/a
Maximum base height is 3 storeys and 16.0 m
Maximum height with bonus FAR is no additional height

E&OE: This information derived from the City of Kelowna - Zoning Bylaw No. 12375 and is deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted or guaranteed for accuracy, correctness and completeness by Kris McLaughlin Personal Real Estate Corporation, REMAX Commercial or REMAX Kelowna. Please verify all important information by reviewing Zoning Bylaw No. 12375 on the City of Kelowna's website.

FOR SALE: 2840 Fenwick Road, Kelowna, BC



Kris McLaughlin Personal Real Estate Corporation
REMAX Commercial - REMAX Kelowna
#100 - 1553 Harvey Ave, Kelowna, BC V1Y 6G1
kris@commercialbc.com
250.870.2165

CCIM *The Commercial Real Estate Experts*

REMAX COMMERCIAL

© Kris McLaughlin Personal Real Estate Corporation - All Rights Reserved.

This document/email has been prepared by Kris McLaughlin Personal Real Estate Corporation for advertising and general information only. Kris McLaughlin Personal Real Estate Corporation, REMAX Commercial or REMAX Kelowna makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to warranties of content, accuracy and/or reliability. All information contained in this document has been obtained from sources believed to be reliable. It is the responsibility of the reader to independently confirm and verify the accuracy of the information and content of this document and to satisfy themselves as to its completeness. Any financial projections, assumptions, or estimates are used for example only and may or may not reflect the current or future performance of the property. This communication is not intended to cause or induce breach of an existing listing agreement.