



FOR SALE

MIXED-USE DEVELOPMENT SITE WITH AAA RETAIL
COVENANTS IN KELOWNA'S BLACK MOUNTAIN NEIGHBOURHOOD.

2040 JOE RICHE ROAD & 2021 HIGHWAY 33 E | KELOWNA BC

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

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ROYAL LEPAGE KELOWNA

COMMERCIAL


OVERVIEW


The property represents an unparalleled opportunity to purchase a mixed-use development site in Kelowna, BC. Situated on Highway 33 in the Black Mountain Community, the property is a multi-phased, mixed-use development project with an operating and established liquor store and a pending land lease agreement with McDonalds Canada and Petro Canada and interest from other AAA national retail tenants. The property is currently in review with the City of Kelowna for re-zoning to allow for the retail development along with a 6 story multi-family building. This property is an exciting opportunity in Kelowna's growing community of Black Mountain.


PROPERTY DETAILS

 **MUNICIPAL ADDRESS**
2040 Joe Riche Road
2021 Highway 33 E
Kelowna BC

 **SITE AREA**
+/- 211,263 SF (4.84 acres)

 **ZONING**
Current zoning is C2 and RR1, re-zoning applications for VC1 (Village Centre) have been submitted to the City of Kelowna.

 **PID**
002-841-088
006-960-669

 **LEGAL DESCRIPTION**
LOT 5, PLAN KAP4079B, Section 18,
TOWNSHIP 27, PT L5 PL 1991 S/O PL
84079

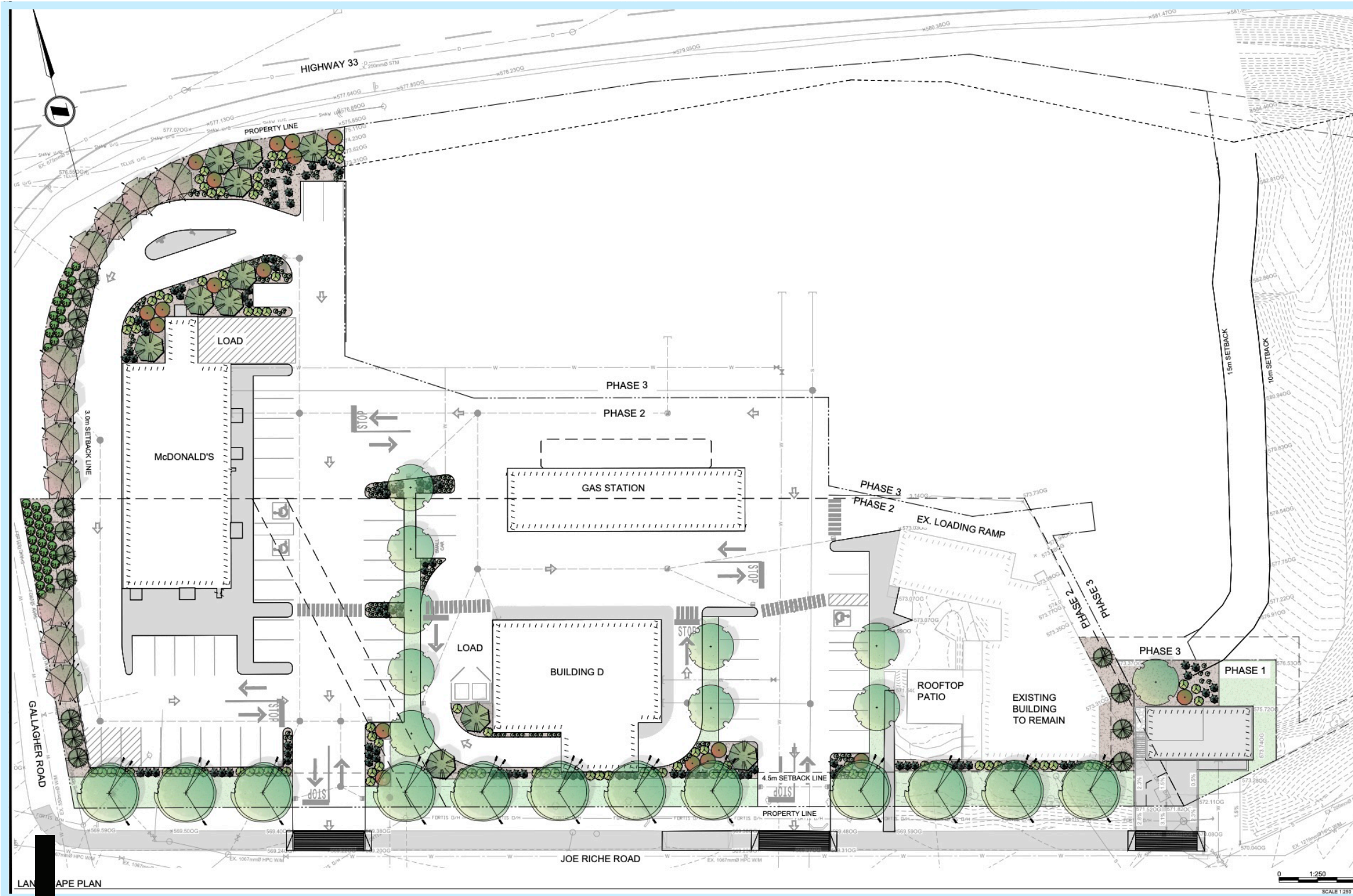
LOT 2, PLAN KAP22266, Section 18,
TOWNSHIP 27, EXCEPT PLAN KAP89815

 **PRICE**
Please Contact Listing Agent

 **TENANTS**
Black Mountain Liquor Store

 **LAND LEASE OFFERS**
Petro Canada and McDonalds Canada

DEVELOPMENT SITE PLAN



RE-ZONING APPLICATION

PHASE 1

Relocate BMID pumphouse and complete land swap
*further information in data room

PHASE 2 (LAND LEASES)

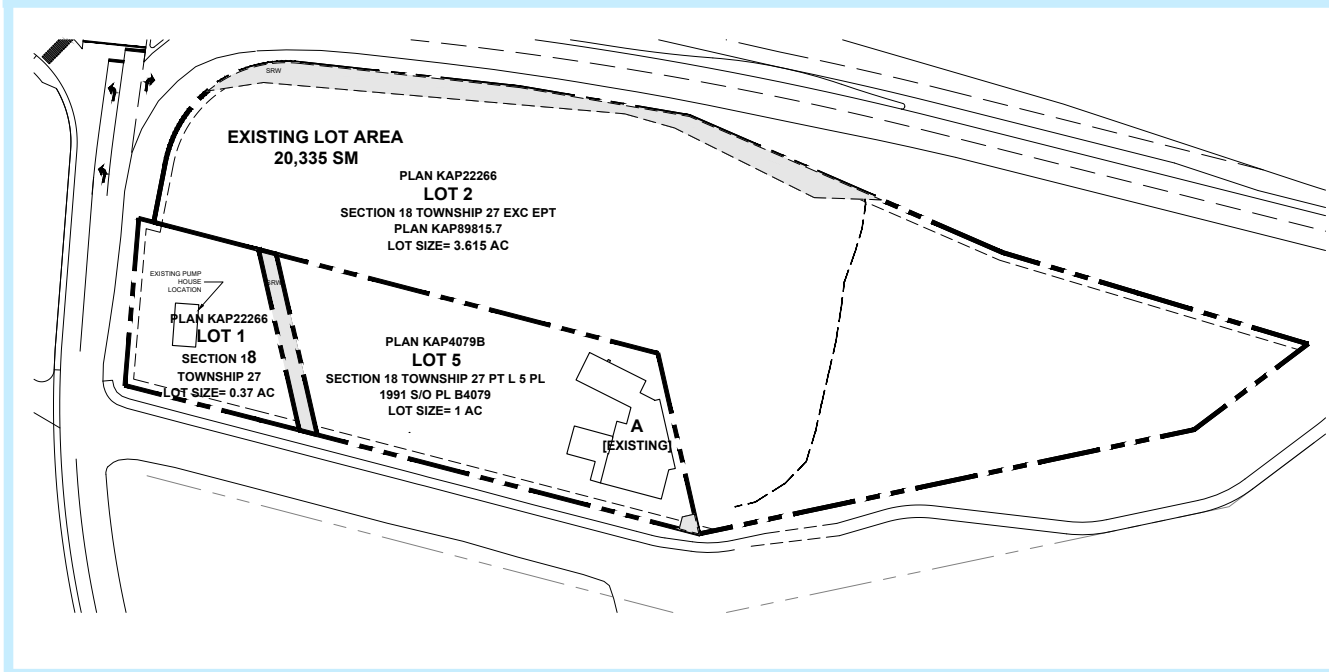
4,720 SF McDonalds drive through (pending deal)
3,500 SF Petro Canada station with 8 pumps and a car wash (firm deal)

PHASE 3

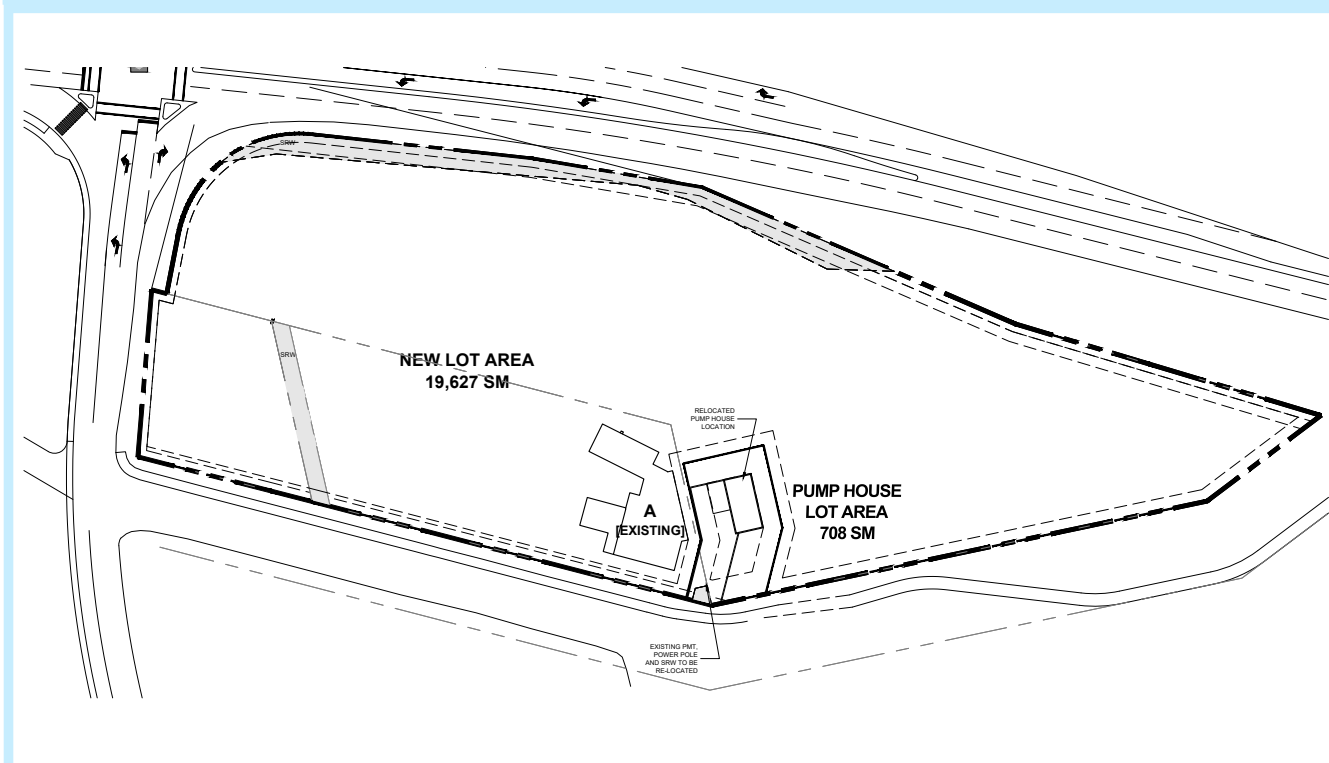
135,000 SF 6 story mixed-use development
14,400 SF main floor retail
148 residential units
140 underground parking stalls

SITE PLAN

EXISTING SITE PLAN



PROPOSED BASE PLAN



DEVELOPMENT CONCEPT





LOCATION OVERVIEW

The Subject Property enjoys a prime position on Highway 33, nestled within the vibrant Black Mountain neighborhood. Its strategic location ensures excellent visibility along the bustling highway, with an estimated 20,000 vehicles passing by daily. Notably, Highway 33 serves as the primary route to the renowned Big White Ski Resort.


Benefiting from its proximity to the continuous growth of nearby master-planned communities such as Black Mountain and Kirschner Mountain, this location presents unparalleled opportunities. These communities boast a diverse array of housing options, including single and multi-family residences, alongside amenities like a golf course and Black Mountain Elementary School. Such developments address the demand for residential and neighborhood commercial properties, further enhancing the appeal of this location.


DEMOGRAPHICS


 2021 population - 106,895

 % Population change (2021 - 2024) - 6.7%

 2021 households - 44,417

 Average household income \$136,753


 Approx. 20,000 vehicles drive past the subject property per day

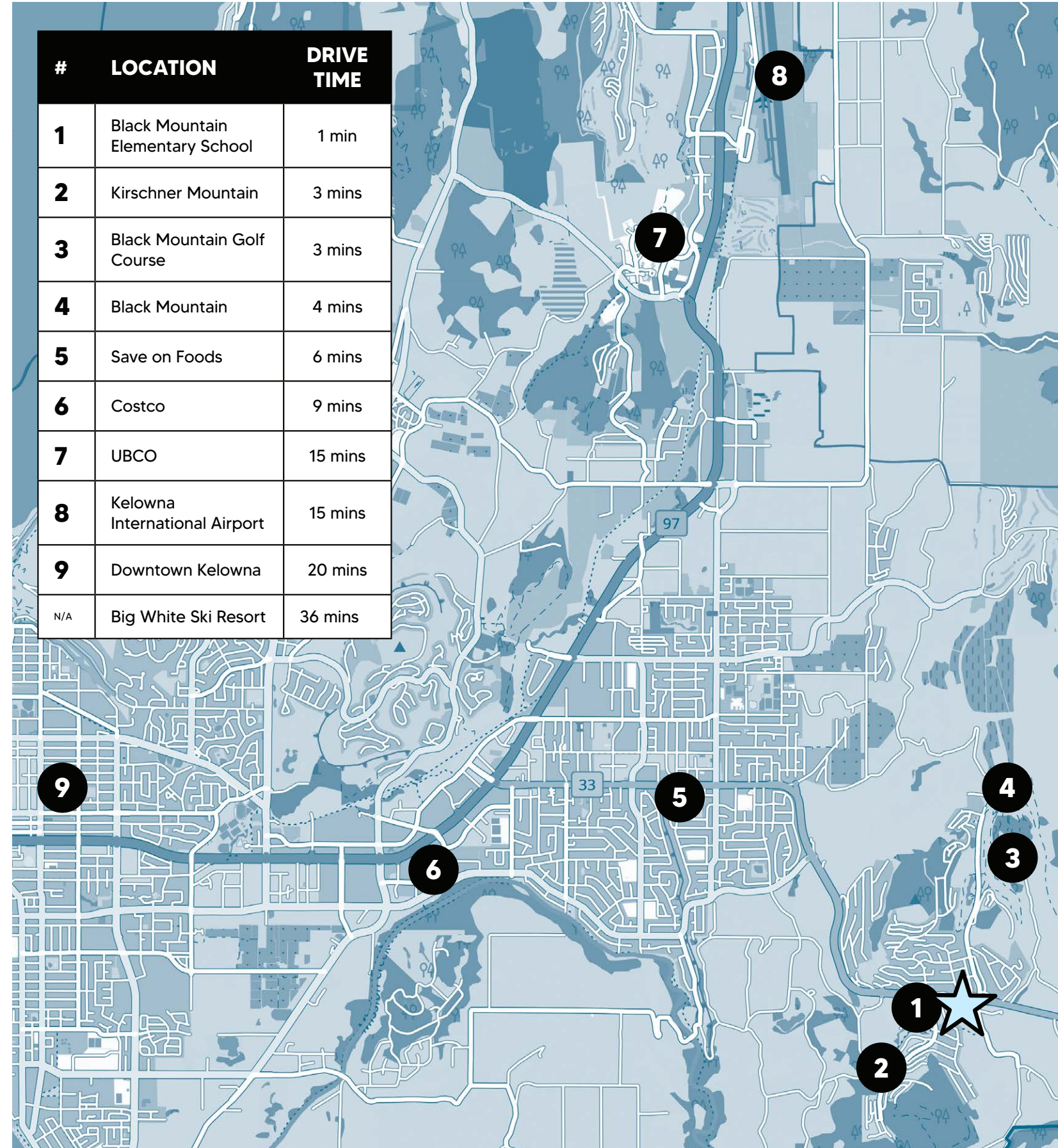
 Residents in the neighbourhood are made up of :

 Families - 51%

 Couples - 35%

 Singles - 14%

 37% of the population is between 30-54 years old





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