

1835 Ross Road (at Pike Road), West Kelowna, BC



**SUBJECT
PROPERTY**

**ROSS ROAD
HIGHWAY 97**

PIKE ROAD

ROSS ROAD

PIKE ROAD

+/- 5,003 sf

+/- 2,552 sf

+/- 2,146 sf

+/- 1,901 sf

+/- 1,682 sf

**CONCEPTUAL SITE PLAN
+/- 13,449 sf**

- Options of +/-1,682 sf to +/- 13,449 sf available
- Excellent Highway 97 exposure
- Easy access
- +/- 337 feet of property frontage facing Highway 97
- Situated within one of the fastest growing communities in the Okanagan Valley
- Major thoroughfare between cities of Kelowna, Penticton, and Vernon
- Population within 7 minute drive: Approx. 32,655
- Close to public transit
- Potential drive-thru opportunity
- Average daily traffic count of +/- 33,570 on Highway 97*

* Source: BC Ministry of Transportation and Infrastructure Average Daily Traffic Volumes 2016.

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