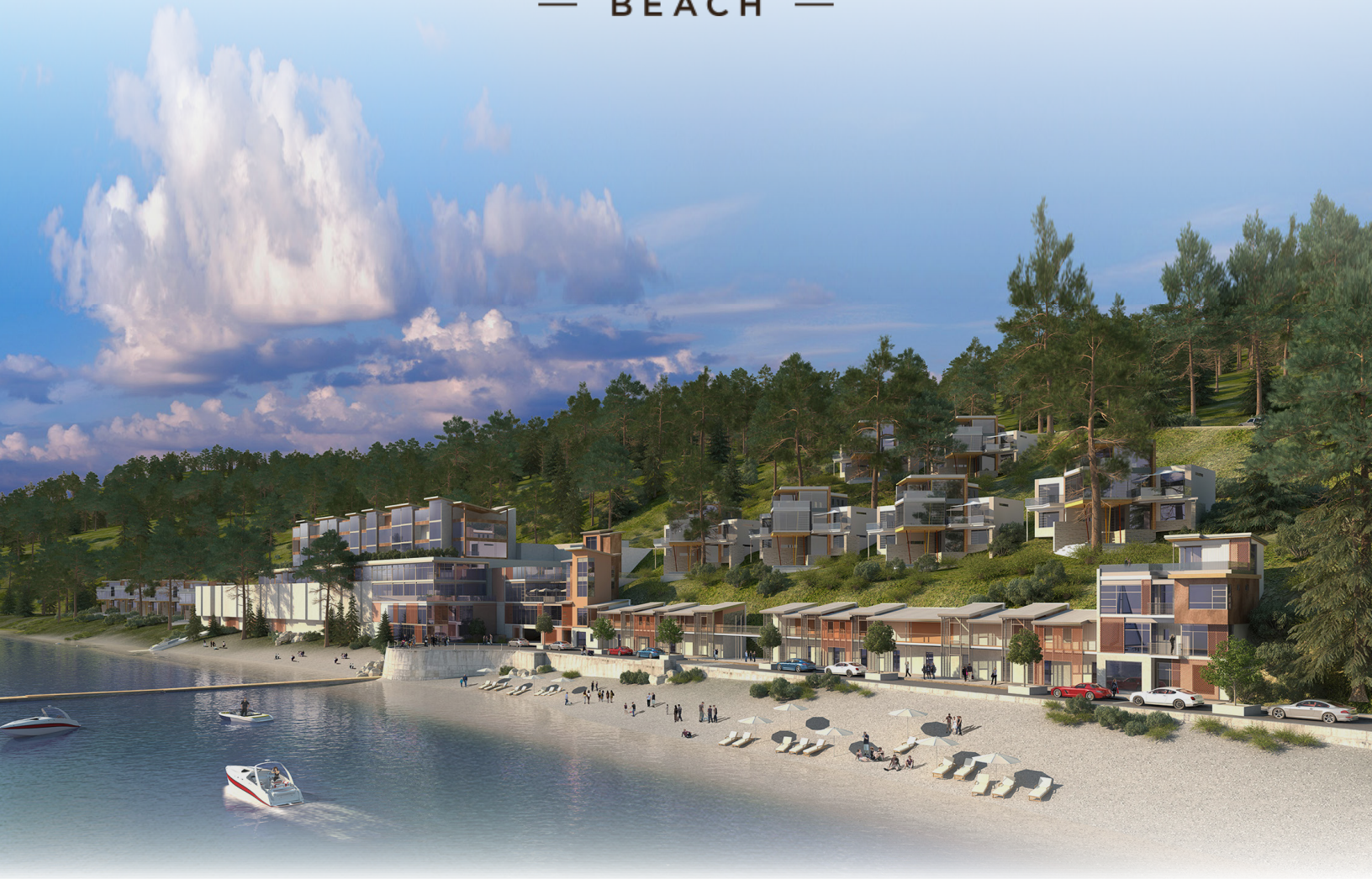




McKINLEY
— BEACH —



KELOWNA'S PREMIER MASTER PLANNED COMMUNITY

MULTI-FAMILY DEVELOPMENT LOTS AVAILABLE FOR SALE

KELOWNA | BC



THE OPPORTUNITY

We are pleased to announce exciting new opportunities to purchase multi-family/and mixed-use development lots at McKinley Beach's new Hilltown Centre. The Hilltown Centre is situated in McKinley Landing with 180-degree sweeping views of Okanagan Lake. This beautiful development is located 10 minutes from UBC Okanagan and Kelowna International Airport, and just 15 minutes from downtown Kelowna.

The McKinley Landing Development offers a diverse development opportunity situated amidst a contemporary high end single family residential development, a new marina development, a kilometre stretch of beachfront area and access, hiking and biking trails, a future winery, and a phased development of the commercial lands in the new Hilltown Centre. McKinley Beach is a unique opportunity unlike any other on the market by offering breathtaking views, a coveted location, accessibility to numerous amenities, and the flexibility to create exclusive experiences.

We are excited to offer the sale of lots 3 & 4 and lots 7 & 8 for development in the Hilltown Centre at McKinley Beach.

LOTS 3 & 4

- Asking \$2,000,000
- 4.07 acres slated for townhome development
- Sweeping views of Lake Okanagan
- Site fully serviced to lot line
- Zoning: CD18

LOTS 7 & 8

- Asking \$5,150,000
- 3.57 acres slated for condo/mixed-use
- Sweeping views of Lake Okanagan
- Site fully serviced to lot line
- Zoning: CD18



MCKINLEY LANDING DEVELOPMENT PLAN



McKinley Beach in the McKinley Landing Development is located just northwest of Kelowna International Airport off of Shaylor Road. The development totals 872 acres including many green space areas, and affords a distinct lifestyle of urban convenience mixed with waterfront living. McKinley Beach is conveniently located 15 minutes from downtown Kelowna allowing residents to easily access the city's core services, in addition to the numerous amenities offered in Kelowna's new Airport Park. The John Hindle Drive extension project that will connect Highway 97 to Glenmore Road, is set to be completed in 2018. This expansion will decrease driving time from McKinley to UBCO, YLW, and allow for ease of access to downtown Kelowna via Glenmore Road. A multi-use pathway will also be constructed alongside the development road network to promote the safety of cyclists and decrease motorist traffic.

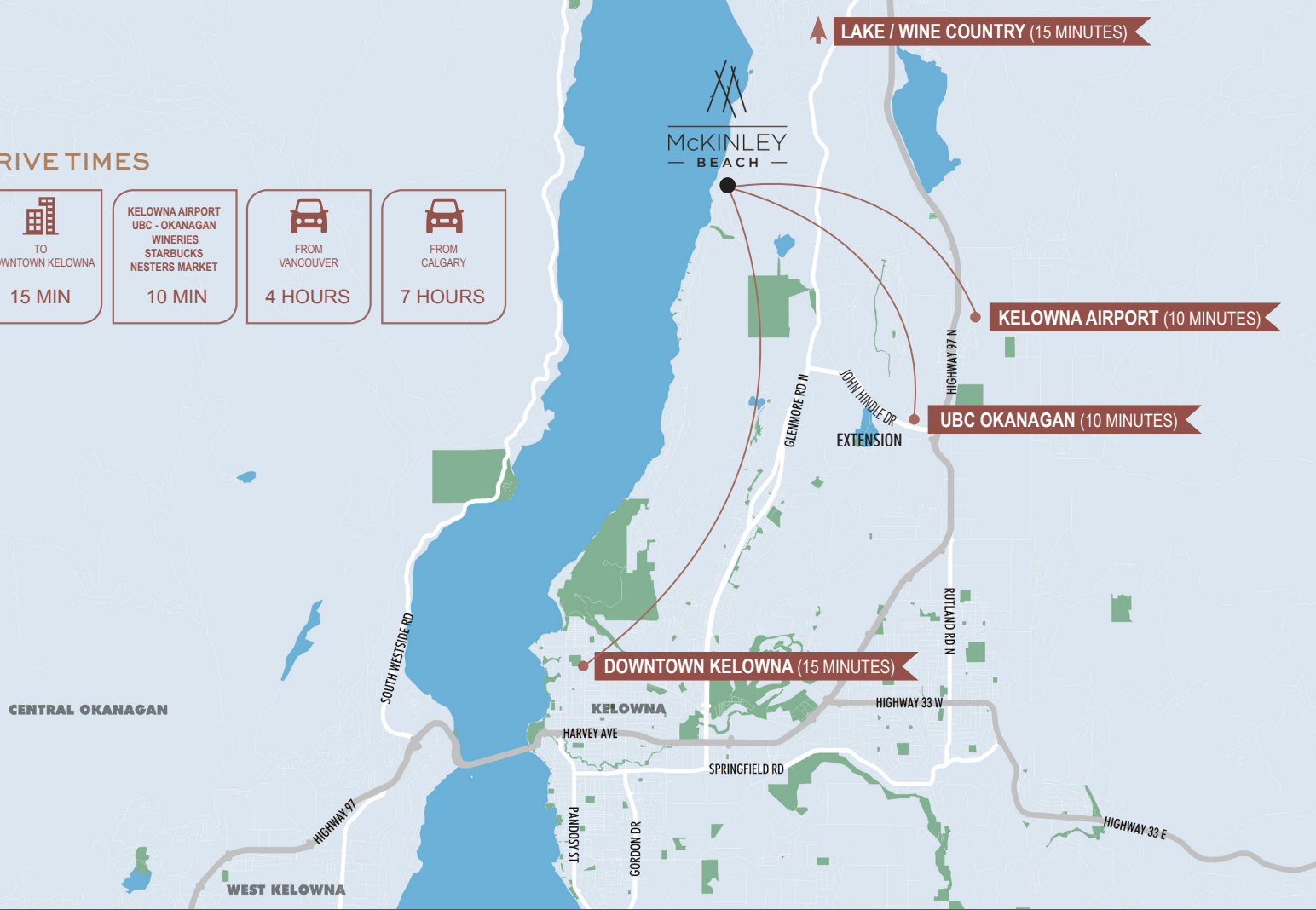
The amenities and opportunities provided by the McKinley Development are endless. The central location, coupled with current phased development plans and beachfront access presumes McKinley Beach to be a highly sought after tourist destination and development opportunity. Conveniences include:

- Clubhouse
- New 92 slip marina development
- High end residential/commercial development
- Over a kilometre of beachfront area and access
- Swimming and watersports
- Over 20 kilometres of hiking and biking trails
- 180-degree lake views
- All amenities within walking distance
- Within 10 minutes of shopping, groceries, elementary, and middle schools
- Location supports access to nearby wineries, skiing, and rock climbing
- Future neighbouring vineyard
- Easy access to UBCO, Kelowna International Airport, and Kelowna's downtown core
- John Hindle Drive extension project (see back page)



DRIVE TIMES

 TO DOWNTOWN KELOWNA 15 MIN	 FROM VANCOUVER 4 HOURS	 FROM CALGARY 7 HOURS
KELOWNA AIRPORT UBC - OKANAGAN WINERIES STARBUCKS NESTERS MARKET 10 MIN		



ENQUIRIES

Mitch Cramp
CBRE Limited
mitchell.cramp@cbre.com
778 372 1943

Steve Laursen Personal Real Estate Corporation
Royal LePage Kelowna
stevelaursen@royallepage.ca
250 808 8101



This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

