

21

COMMERCIAL

FOR  
SALE



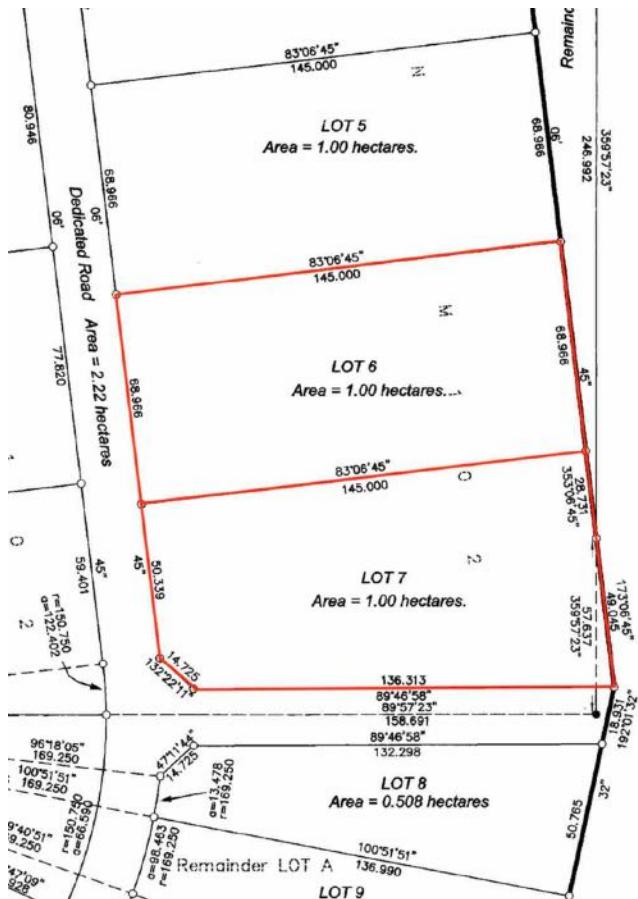
240/244 David Brown Way  
Princeton B.C.

Lee Mowry  
REAL ESTATE

# INDUSTRIAL OPPORTUNITY

Featuring two separately titled parcels at 2.47 acres in size, both lots combine for a total of 4.94 of prime useable land. The serviced lots offer an exceptional opportunity to establish or expand your business in the heart of Princeton, BC. Located within a well-established business park just minutes from the town centre, the property provides excellent accessibility while benefiting from a strong industrial and commercial presence nearby. The mostly flat topography allows for efficient site development and flexible building design, making it ideal for a wide range of operations.

Zoned **BP1**, the property supports a variety of light industrial and commercial uses, offering versatility for manufacturing, warehousing, high tech, or service based businesses. With access to power, city sewer / water and convenient access to Highway 3, this lot combines functionality, location, and long-term investment potential in one of Southern BC's most affordable business-friendly communities.



## Property Details



<b>Address</b>	240 David Brown Way 244 David Brown Way
<b>PID</b>	028-336-836 028-336-828
<b>Zoning</b>	BP1 (Business Park)
<b>OCP</b>	Municipal Industrial
<b>Lot Size</b>	107,639 SF per parcel 215,278 SF Total



# Development Potential

Princeton offers a business-friendly environment and strong community support. Local government and economic development initiatives actively encourage industrial investment through planning, infrastructure development, and streamlined processes. Combined with high-speed internet, serviced industrial lands, a regional airport, and an exceptional quality of life defined by outdoor recreation and a close-knit community, Princeton presents a rare opportunity for businesses to grow sustainably while maintaining affordability, accessibility, and long-term viability.

\* The town of Princeton may be open to meeting with qualified buyers to provide feed-back on concept designs and supportable density that would be over and above the current prescribed zoning bylaw.

## BP1 Zoning Details



### Summary:

accommodate a mix of commercial and industrial uses which are appropriate in a business park setting along Princeton-Summerland Road.

<b>Minimum Parcel Size</b>	0.405 ha (1 acre)
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<b>Minimum Building Setback from:</b>	
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- Front Parcel Line	6m (20 ft)
- Interior Side Parcel Line	1.5m (5 ft)
- Exterior Side Parcel Line	3m (10 ft)
- Rear Parcel Line	3m (10 ft)

<b>Maximum Height of Building</b>	10m (33 ft)
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\* Other regulations may also apply.  
Consult with the municipality for further requirements.



# LOCATION

Kamloops / Kelowna

Business Park

Penticton

Strategically located along the **Highway 3 corridor**, Princeton provides efficient transportation access between the Lower Mainland, the Okanagan, and Interior British Columbia. This central position is ideal for logistics, warehousing, manufacturing, and service-based industrial operations that rely on reliable supply chains and regional distribution. Proximity to multiple markets allows businesses to serve a broad customer base while avoiding congestion, high land prices, and labour competition found in major urban areas.

Princeton's Business Park is an expansion of the town's recent park development located near the downtown core. Strategically located between BC's largest urban centres, the town is well connected to the surrounding region via multiple routes from Highways #3 and #5a as well as a local regional airport.

Princeton features a diverse industry that supports the local economy. Some of the larger employers include Hudbay's Copper Mountain Mine, Gormans softwood lumber mill, Drax pellet mill and BC Green Pharmaceuticals.

With the ability to cater to a wide variety of industrial, retail and service commercial uses, Princeton's Business Park offers forward looking companies a new, central location from which to conduct their business.



## Distance to Urban Centres

<b>Penticton:</b>	113 kms
<b>Kamloops:</b>	174 kms
<b>Kelowna:</b>	162 kms
<b>Vancouver:</b>	284 kms
<b>Calgary AB:</b>	790 kms
<b>Oroville WA:</b>	125 kms



# WHY PRINCETON?

Princeton, BC offers compelling advantages for investors looking to establish or expand building, manufacturing, or industrial businesses. One of the community's strongest draws is the availability of affordable industrial land and competitively priced housing, allowing businesses to significantly reduce upfront capital and long-term operating costs compared to the Lower Mainland or larger Okanagan centres. This affordability makes it easier to attract and retain employees while freeing up resources for growth, equipment, and innovation.

Princeton also benefits from a well-established resource-based economy, anchored by forestry, mining, agriculture, and related support industries. These sectors provide a skilled and experienced local workforce, as well as opportunities for secondary industries, contractors, suppliers, and value-added manufacturing to thrive alongside existing operations. The presence of these large industries creates economic stability, moderate population growth and long-term demand for industrial services and infrastructure.



## Market Demographics

**Population** (2024) **3241**  
(Princeton)

**10,600**  
(Similkameen Valley)

**Avg. Household Income** (2020) **\$68,400**

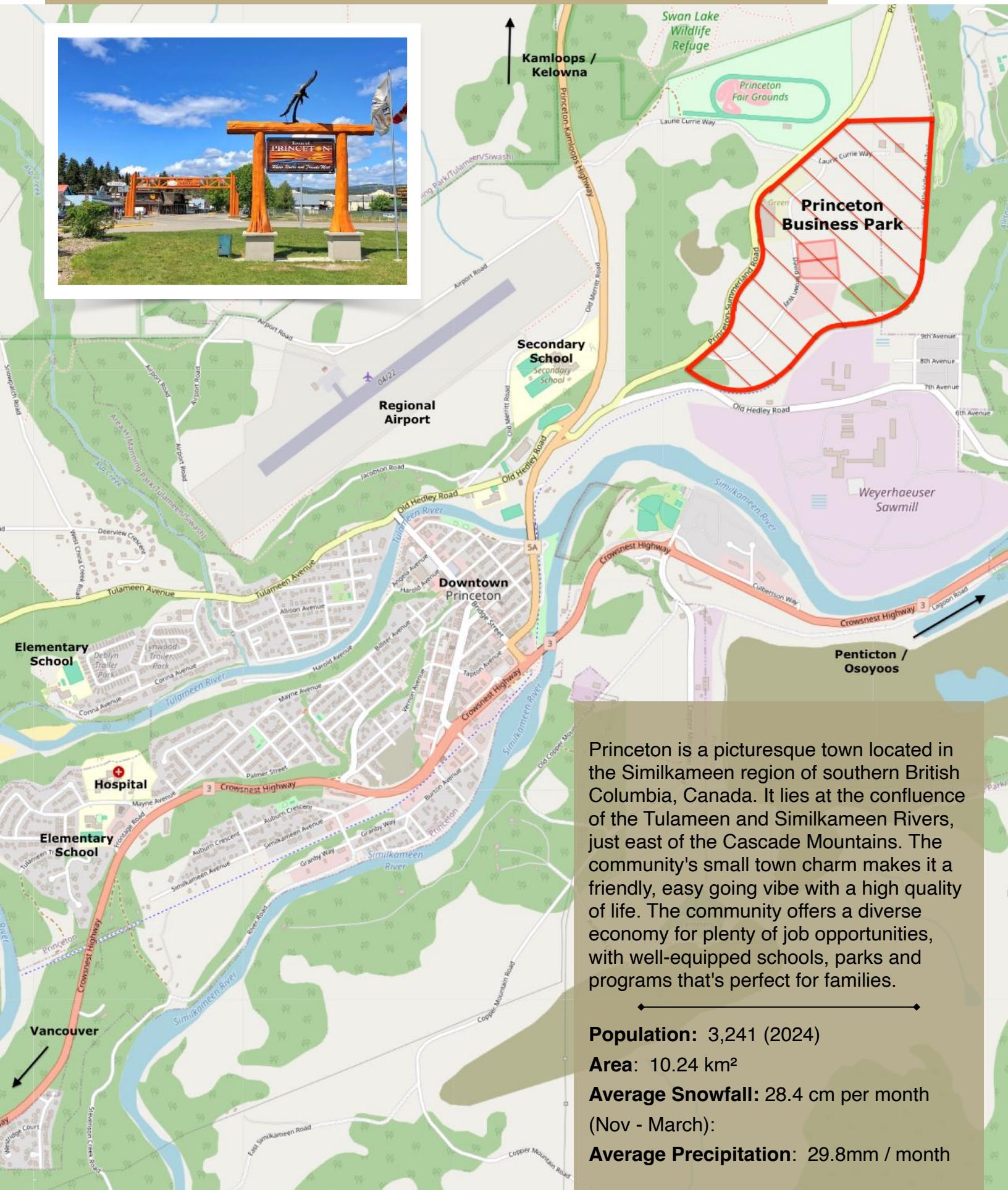
**Median Age** (2020) **47.2**



## FIELDS



# The Community



Princeton is a picturesque town located in the Similkameen region of southern British Columbia, Canada. It lies at the confluence of the Tulameen and Similkameen Rivers, just east of the Cascade Mountains. The community's small town charm makes it a friendly, easy going vibe with a high quality of life. The community offers a diverse economy for plenty of job opportunities, with well-equipped schools, parks and programs that's perfect for families.

**Population:** 3,241 (2024)

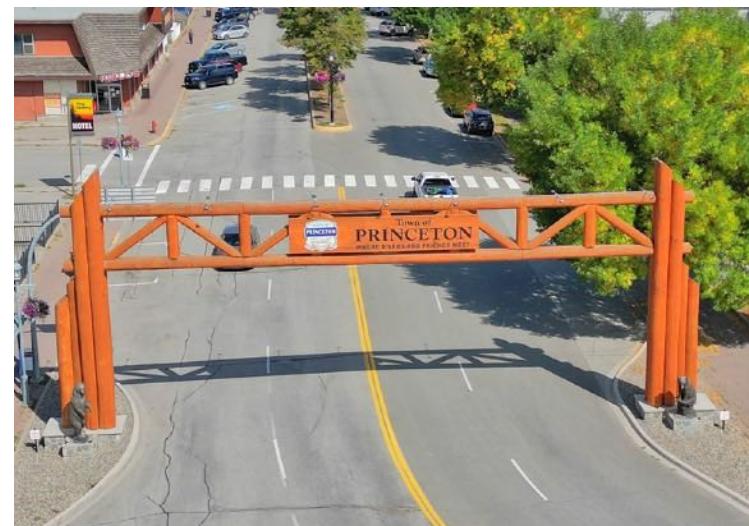
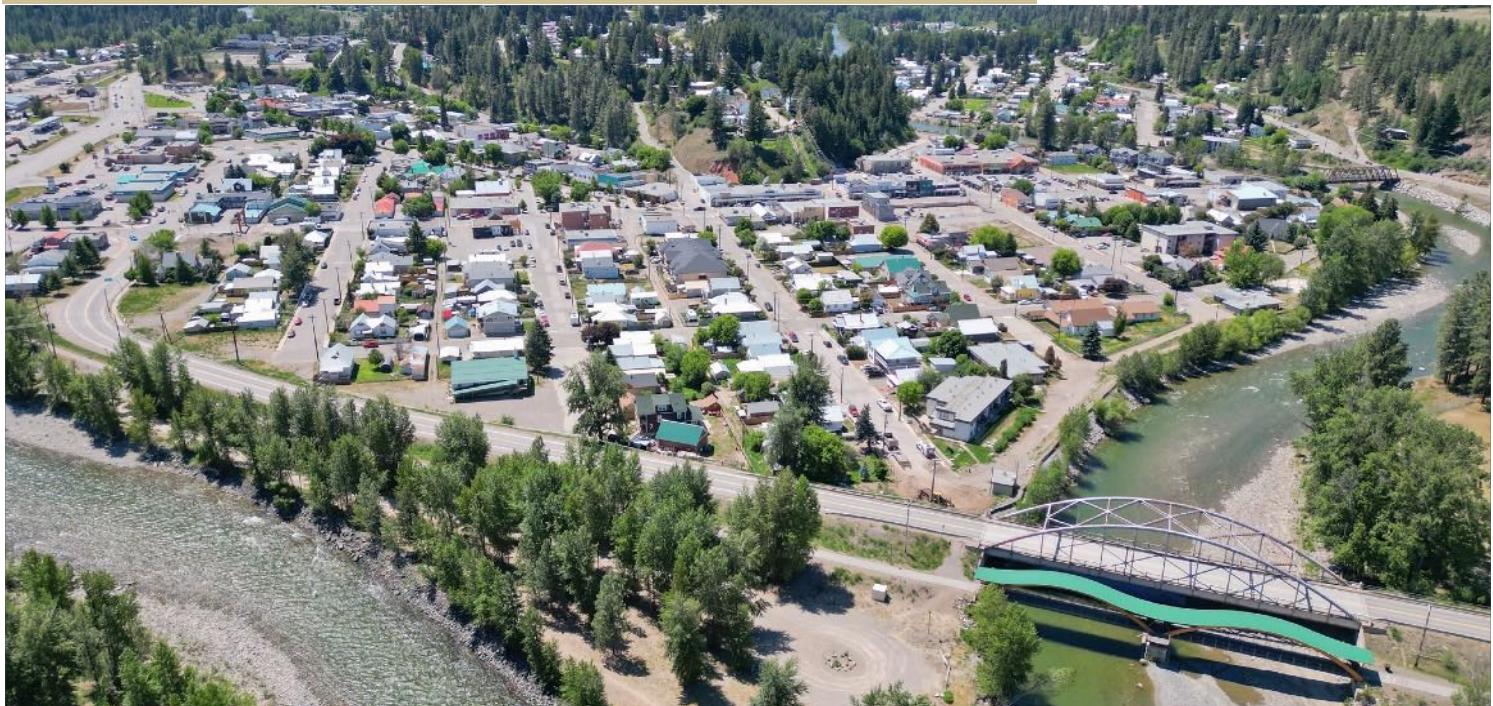
**Area:** 10.24 km<sup>2</sup>

**Average Snowfall:** 28.4 cm per month

(Nov - March):

**Average Precipitation:** 29.8mm / month

# www.PrincetonBC.com



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