

FOR LEASE

Industrial Quonset Hut

with approximately 0.50 acre, fenced site



Lot lines for demonstration only. Actual lot lines and property boundaries to be verified by survey and municipal plans.

1850 BYLAND ROAD, WEST KELOWNA, BC

OPPORTUNITY

Offering lease of industrial quonset hut with office space, reception area and warehouse with storage, on approximately 0.50 acre, fenced site.

LOCATION

Byland Road, off Daimler Drive from Hwy 97 in West Kelowna. Approximately 4 kilometres from downtown Westbank and 9 kilometres from downtown Kelowna, BC. Easy access and exposure from Hwy 97.

For details or viewing of the subject, contact

All information and data presented here is deemed accurate but not guaranteed. Buyer to verify if important. E&O applies.

ROB A. ARCHIBALD
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 **COMMERCIAL**

KelownaCommercial.ca

Royal LePage Kelowna
Brokerage
Independently Owned & Operated

**ROYAL LEPAGE**

I-1890 Cooper Road Kelowna, BC V1Y 8B7

Industrial Quonset Hut

with approximately 0.50 acre, fenced site

KEY FEATURES

- Zoned C4 - allows for many business uses
- Main floor includes offices, reception and warehouse/shop
- Upper floor includes office, washroom and extra rooms for storage or other use
- Large overhead door
- Approximately 0.50 acre fenced site
- Direct access off Byland Road
- Excellent Hwy 97 exposure
- Neighbouring businesses include Boyd Autobody & Glass, King Pool & Spa Services, Tireland, Cloud 9 Doggy Daycare, Westside Canvas & Awning and Westside Rentals
- Less than 4 kilometres to downtown Westbank amenities
- Possible incentive for long term tenants (minimum five year term)
- Rear tenant shares vehicle entrance

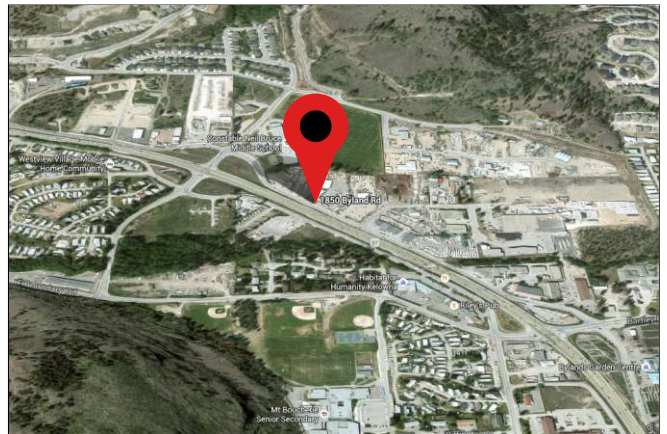
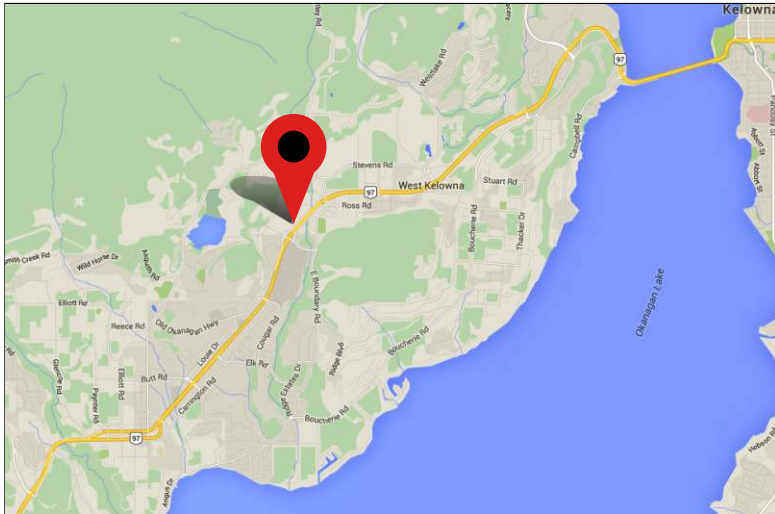
OFFER

Lease rate / sq ft

\$11.50

Triple Net est. / sq ft

\$3.50



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MUNICIPAL ZONING C4: Service Commercial Zone

Land and structures shall be used for the following uses only, or for a combination of such uses:

Principal Uses:

- (a) Agricultural market
- (b) Auctioneering establishment
- (c) Brewery or distillery
- (d) Broadcasting studio
- (e) Bulk fuel depot
- (f) Commercial school
- (g) Commercial storage
- (h) Community or assembly hall
- (i) Contractor services
- (j) Entertainment facility, indoor
- (k) Fire, police or ambulance service
- (l) Food bank
- (m) Funeral establishment
- (n) Greenhouse or plant nursery
- (o) High technology industry
- (p) Hotel
- (q) Kennel, hobby or kennel, service
- (r) Office
- (s) Personal service establishment
- (t) Postal or courier service
- (u) Printing or publishing
- (v) Recreation services, indoor
- (w) Recycling depot
- (x) Restaurant
- (y) Retail, general
- (z) Retail, service commercial, except for heavy equipment sales, rental or repair
- (aa) Vehicle washing facility
- (bb) Veterinary clinic
- (cc) Warehouse

Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Apartment
- (c) Outdoor storage

Site Specific Uses, Buildings and Structures

Reserved

Subdivision Regulations

- (a) Minimum parcel area - 500m² (5,382.0 ft²)
- (b) Minimum parcel frontage - 15.0 m (49.2 ft)

Development Regulations

- (c) Maximum density:
 - 1. Apartment - 1 dwelling unit per parcel
 - 2. All other uses, buildings, structures - 1.0 FAR
- (d) Maximum parcel coverage - 65%
- (e) Maximum building height - 15.0 m (49.2 ft) to a maximum of 4 storeys

Siting Regulations

(f) Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:

- | | |
|---|---|
| 1. Front parcel boundary | 4.5 m (14.8 ft) |
| 2. Rear and interior side parcel boundary | 0 m (0.0 ft), except it is 4.5 m (14.5 ft) where the parcel does not abut a Commercial or Industrial Zone |
| 3. Exterior side parcel boundary | 4.5 m (14.5 ft) |
| 4. A1 Zone or ALR | 15.0 m (14.5 ft) for the first two storeys or portion of the building less than or equal to 6.0 m (19.7 ft) in height, whichever is less
18.0 m (59.1 ft) for the third storey or portion of the building above 6.0 m (19.7 ft) but less than or equal to 9 m (29.5 ft) in height, whichever is less
21.0 m (68.9 ft) for the fourth storey or portion of the building above 9.0 m (29.5 ft) in height, whichever is less |

Other Regulations

- (a) Apartments shall be located on a separate storey above the non-residential use.

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