

FOR SALE

Small Footprint Industrial Unit

Simple and Open, Perfect Small Operator or Up & Coming



Neave Court Entry

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

Unit 101, 480 NEAVE COURT

OPPORTUNITY

Outright purchase of industrial zoned, strata unit offering wide open warehouse with direct entry man door, 16' lift door and lift door access to a secure, rear storage yard. Plenty of room for rack storage. Perfect for small operation business, manufacturing or multitude of I2 Zone options.

LOCATION

Neave Court leads to a cul-de-sac of industrial zoned, complimenting businesses. From Highway 97 North, access from Sexsmith to Adams then Lougheed. Alternative route from North Glenmore area again via Sexsmith from Long Road to Pinto, Hollywood Road N, Lougheed and Neave.

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
250 717 6688

RobArchibald@shaw.ca

COMMERCIAL

KelownaCommercial.ca

Royal LePage Kelowna
Brokerage
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ROYAL LEPAGE

I-1890 Cooper Road Kelowna, BC V1Y 8B7

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LEGAL DESCRIPTION

Plan: KAS2819, S Lot: 13, Sec: 2, Twsp: 23, LD: 41 ODYD

PID: 027-576-744

PROPERTY DETAILS

Concrete Tilt up, constructed in 2005
16' loading bay door with grade level loading access
2333 Total Leasable floor space

KEY FEATURES

- Zoned I2, General Industrial, City of Kelowna, BC
- Clean, bright unit providing 2333 square feet of open warehouse floor space
- High ceilings, Large 16' loading door at front
- Grade level loading access
- Rear, overhead door to a secure, fenced compound for additional storage and use
- Multiple Assigned parking stalls to the unit, with plenty of extra and easy access from Neave Court cul-de-sac
- Easy access from Highway 97 N, North Glenmore and central Kelowna
- Industrial Park with many complimenting industrial and commercial businesses
- Unit includes fork lift in final sale price



ASSESSMENT

Land	323,000
Improvements	45,900
TOTAL	368,900

2013 Gross Taxes 5,658

OFFER

Purchase price. \$459,000



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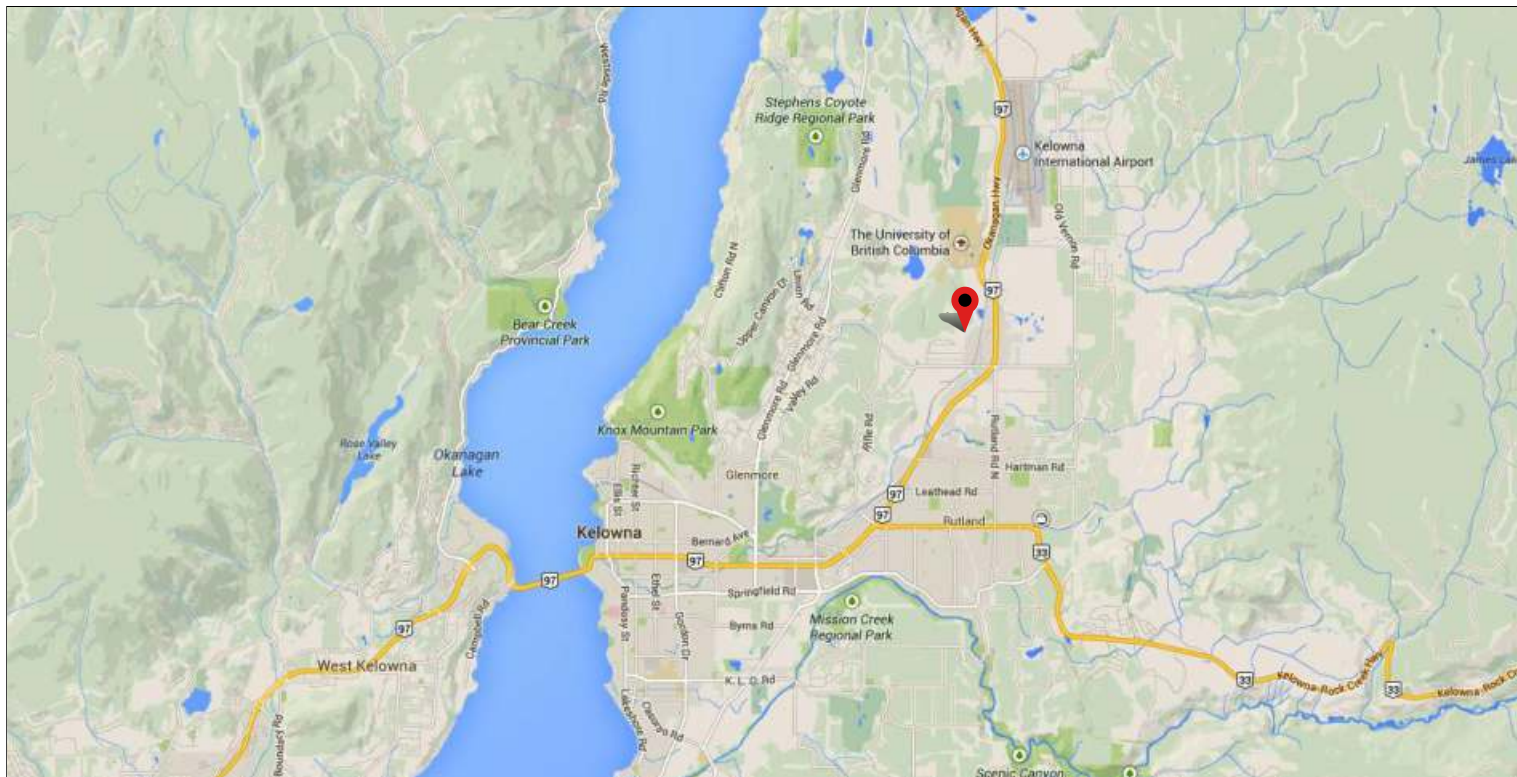
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MUNICIPAL ZONING I2: General Industrial

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

Principal Uses in this zone are:

- (a) animal clinics, major
- (b) auctioneering establishments
- (c) automotive and equipment repair shops
- (d) automotive and minor recreation vehicle sales/rentals
- (e) breweries and distilleries, major
- (f) breweries and distilleries, minor
- (g) bulk fuel depots
- (h) commercial storage
- (i) contractor services, general
- (j) contractor services, limited
- (k) convenience vehicle rentals
- (l) custom indoor manufacturing
- (m) emergency and protective services
- (n) equipment rentals
- (o) fleet services
- (p) food primary establishment
- (q) gas bars
- (r) general industrial uses

- (s) household repair services
- (t) liquor primary establishment, minor
- (u) outdoor storage
- (v) participant recreation services, indoor
- (w) private clubs
- (x) rapid drive-through vehicle services
- (y) recycling depots
- (z) recycled materials drop-off centres
- (aa) service stations, minor
- (bb) service stations, major
- (cc) truck and mobile home sales/rentals
- (dd) utility services, minor impact
- (ee) vehicle and equipment services, industrial
- (ff) warehouse sales

Secondary Uses in this zone are:

- (a) agriculture, urban
- (b) residential security/operator unit
- (c) care centres, major

Subdivision Regulations

- (a) The minimum lot width is 40.0 m.
- (b) The minimum lot depth is 35.0 m.
- (c) The minimum lot area is 1.0 Ha unless a connection to the community sanitary sewer system, in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw, has been installed. If a connection to a community sanitary sewer system in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw has been installed, the minimum lot area is 4000 m².

Development Regulations

- (a) The maximum floor area ratio is 1.5.
- (b) The maximum site coverage is 60%.
- (c) The maximum height is 14.0 m.
- (d) The minimum front yard is 7.5 m.
- (e) The minimum side yard is 4.5 m, except it is not required abutting a lot in the C or I zones, and it is 6.0 m on a flanking street.
- (f) The minimum rear yard is 0.0 m where adjacent to commercial or industrial zones, except that it is 6.0m abutting other zones.

Other Regulations

- (a) No use shall produce dust, or other emissions that exceed standards set by provincial legislation, without written authorization from the appropriate provincial agency.
- (b) No use shall produce odour, glare, or noise that creates a nuisance.
- (c) There shall be no outdoor storage of toxic, noxious, explosive, odorous, or radio-active materials.
- (d) Only one residential security/operator unit is permitted on a site.
- (e) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, projections into yards, accessory development, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9.
- (f) Drive-in food services are not a permitted form of development in this zone.

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UPDATED STRATA PARKING PLAN

EXPLANATORY PLAN AMENDING STRATA PLAN KAP2819 TO DESIGNATE LIMITED COMMON PROPERTY FOR THE BENEFIT OF STRATA LOT 11, SECTION 2, TOWNSHIP 23, OSOYOOS DIVISION YALE DISTRICT, STRATA PLAN KAS2819

SHEET 18 OF 2 SHEETS
STRATA PLAN KAS2819

PURSUANT TO SECTION 257 OF THE PROPERTY STRATA ACT
BCGS 82E.083

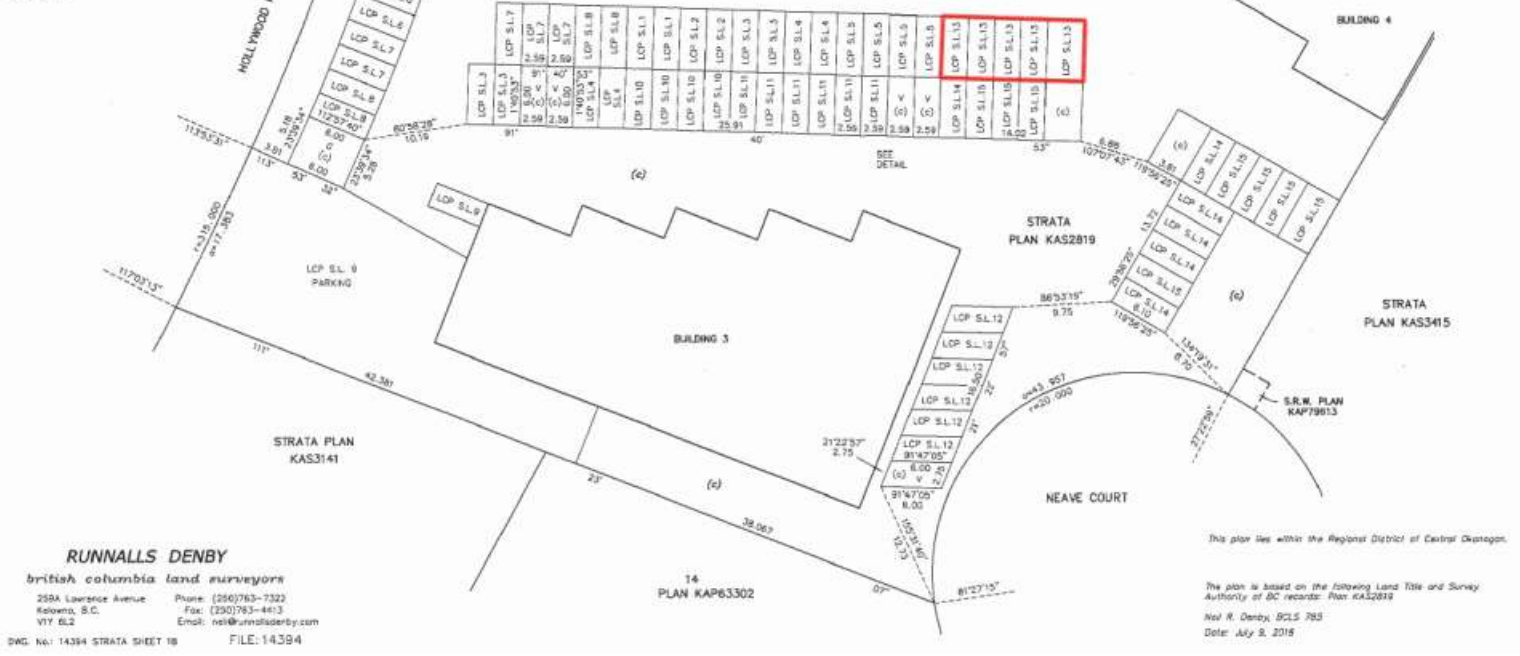
0 5 10 25
The intended plot size of this plan is 560mm in width by 432mm in height (C 300) when plotted at a scale of 1:300
(All distances are in metres)

CITY OF KELLOWNA

LEGEND
LCP Denotes Limited Common Property
SL Denotes Strata Lot
PT Denotes part of
(c) Denotes Common Property
V Denotes Visitor Parking
G Denotes Garbage Enclosure area

Grid bearings are derived from Plan KAS2819

CHWC ADDRESS
450 Neave Court,
Kelowna, B.C.



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