

FOR SALE

Mission Tap House

Modern, Established, First Class Pub in Prime Location



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

3110 Lakeshore Road, Kelowna BC

OPPORTUNITY

All positive elements coming together. Well established location with high visibility vehicle and foot traffic resulting in a winning, successful food & beverage operation. Modern renovation inside & out, down to the food menu, beverage selections, entertainment features and power branding.

LOCATION

On Lakeshore Road at KLO intersection, the Lower Mission has been experiencing steady & positive growth for both residential and supporting retail business. Recent & ongoing improvements to the local access roads. Excellent street exposure and long standing presence as a licenced establishment.

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

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LEGAL DESCRIPTION

Lot: C, Plan: KAP22527, DL: 14, LD: 41 ODYD
Freeform: Except Plan: 35659

PROPERTY DETAILS

6000 Sq Ft main floor business operations including public seating area, billiards, washroom facilities, kitchen, storage and office
1200 Sq Ft second floor providing 4 additional offices and storage space
Main entry, plus secondary patio entry/ exit and wall of windows providing excellent natural lighting for billiards room

KEY FEATURES

- Zoned C4LR
- Interior & Exterior complete renovation providing modern street appeal
- Perfectly situated to take advantage of the up market Pandosy / Lower Mission neighbourhood improvement
- Well established and long term recognition as a prestigious food & beverage business
- Great decor with a mix of durable finishing, comfortable furnishings and smart, urban design
- Highly successful revamped menu catering to a sophisticated patron demographic, resulting in obvious positive response
- Abundant parking and easy access
- Strong sign presence for easy location and visual exposure

IMPROVEMENTS

Recently renovated concrete building
Multi-level floor plan for main public use areas
Professional, commercial designed kitchen, dish wash area and cold storage
Second level office space

OFFER

Share Sale

\$550,000



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Stunning Bar



Efficient Bar Systems



Multi-Level Seating Areas



Bright Beautiful Entry



East Exposure Patio



Professional Design Kitchen

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MUNICIPAL ZONING C4: UBAN CENTRE COMMERCIAL

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

Principal Uses:

- (a) amusement arcades, major
- (b) animal clinics, minor
- (c) apartment hotels
- (d) apartment housing
- (e) boarding or lodging houses
- (f) breweries and distilleries, minor
- (g) broadcasting studios
- (h) business support services
- (i) child care centre, major
- (j) commercial schools
- (k) congregate housing
- (l) custom indoor manufacturing
- (m) emergency and protective services
- (n) financial services
- (o) food primary establishment
- (p) funeral services
- (q) gas bars
- (r) government services
- (s) group homes, major
- (t) health services
- (u) hotels
- (v) liquor primary establishment, major (C4lp and C4lp/r/s only)
- (w) liquor primary establishment, minor
- (x) motels
- (y) multiple dwelling housing

- (z) non-accessory parking
- (aa) offices
- (bb) participant recreation services, indoor
- (cc) personal service establishments
- (dd) private clubs
- (ee) public libraries and cultural exhibits
- (ff) recycled materials drop-off centres
- (gg) religious assemblies
- (hh) retail liquor sales establishment (C4rls and C4lp/r/s only)
- (ii) retail stores, convenience
- (jj) retail stores, general
- (kk) spectator entertainment establishments
- (ll) supportive housing
- (mm) temporary shelter services
- (nn) thrift stores
- (oo) used goods stores
- (pp) utility services, minor impact

Secondary Uses:

- (a) agriculture, urban
- (b) amusement arcades, minor
- (c) [deleted]
- (d) child care centre, minor
- (e) home based businesses, minor

Subdivision Regulations

- (a) The minimum lot width is 13.0 m, except it is 40.0 m if there is no abutting lane.
- (b) The minimum lot depth is 30.0 m.
- (c) The minimum lot area is 460 m², except it is 1300 m² if there is no abutting lane.

Development Regulations

- (a) Floor area ratio:
 - 1. For developments having only commercial uses, the maximum floor area ratio is 1.0.
 - 2. For mixed-use developments, the maximum floor area ratio is 1.3, except if one or more of the following bonuses apply, where the total maximum allowable floor area ratio with bonusing must not exceed 2.35:
 - i. [deleted]
 - ii. Where parking spaces are provided totally beneath habitable space of a principal building or beneath useable common amenity areas providing that in all cases, the parking spaces are screened from view, an amount may be added to the floor area ratio equal to 0.2 multiplied by the ratio of such parking spaces to the total required parking spaces, but in no case shall this amount exceed 0.2;
 - iii. Where all required parking spaces are located below natural grade and where there is a co-op/ car sharing program provided, a bonus of 0.84 may be added to the floor area ratio. This density bonus is only applicable to properties located in the South Pandosy Urban Centre; and/or
 - iv. Where in addition to the required open space, a publicly accessible public courtyard located at grade level and where a green roof is also provided, a bonus of 0.18 may be added to the floor area ratio.
- (b) The maximum site coverage is 75%.
- (c) The maximum height is the lesser of 15.0 m or 4 storeys in the South Pandosy and Rutland Urban Centres. In the Springfield/Highway 97 Urban Centre, maximum height is the lesser of 15.0 m or 4 storeys, except that for hotels, apartment hotels and apartment housing it shall be the lesser of 37.0 m or 12 storeys. In all other areas, the maximum height shall be the lesser of 15.0 m or 4 storeys. For mixed-use developments located in Urban Centres, where parking is located entirely below natural grade and provides a co-op / car sharing program, and provides a public courtyard and green roof, the maximum building height shall be the lesser of 25.0 m or 7 storeys.

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Development Regulations, cont

- (d) The minimum front yard is 0.0 m, except non-accessory parking shall have a landscaped buffer in accordance with Section 7.
- (e) The minimum side yard is 0.0m, except it is 2.0m where the site abuts a residential zone other than an RU1, RU2, RU3 or RU4 zone, in which case the minimum side yard is the greater of 4.5m or half the height of the building. From a flanking street the minimum side yard is 0.0m
- (f) The minimum rear yard is 0.0 m, except it is 6.0 m where abutting a residential zone.

Other Regulations

- (a) Apartment housing and major group homes require access to grade separate from the commercial uses. In the case of elevator equipped buildings, uses can share elevators provided security measures are in place to restrict access to residential areas.
- (b) A minimum area of 6.0 m² of private open space shall be provided per bachelor dwelling, congregate housing bedroom or group home bedroom, 10.0 m² of private open space shall be provided per 1 bedroom dwelling, and 15.0 m² of private open space shall be provided per dwelling with more than 1 bedroom.
- (c) Drive-in food services shall only be permitted on properties fronting a provincial highway.
- (d) Financial services shall have a maximum total gross floor area of 500 m² unless a larger branch of the Financial services establishment is located within the Downtown Urban Centre.
- (e) A building incorporating residential uses shall provide a functional commercial space on the first floor, which must occupy a minimum of 90% of all street frontages, OR a minimum of 75% on secondary street frontages provided 100% of the principal frontage has a functional commercial space. Access driveways or other portions of the street frontage not used as building will not be considered for the purpose of this calculation.
- (f) 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.

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