

FOR SALE Strata Unit at "University Business Park"

Rare, larger strata unit with office space and warehouse



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

105 and 205 - 171 Commercial Drive, Kelowna, BC

OPPORTUNITY

Rarely offered, larger strata unit at the "University Business Park" for sale. 3,961 Square foot main floor office space and warehouse, plus a 1,476 square foot, second floor unit with six offices, private kitchen, washroom and private entrance.

LOCATION

Commercial Drive, between Landsdowne Place and Rutland Road N, just off of Hwy 97 in Kelowna, BC. Easily accessible from Hwy 97 and Rutland Road N. Surrounding businesses include Big Brothers Big Sisters, Gracie Barra Kelowna, Anderson's Appliance Repair and Kelowna Kia.

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.

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 **COMMERCIAL**

KelownaCommercial.ca

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Brokerage
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 **ROYAL LEPAGE**

I-1890 Cooper Road Kelowna, BC V1Y 8B7

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LEGAL DESCRIPTION

Lot: 5, Plan: KAS1856, Sec: 35, Twsp: 26, LD: 41 ODYD
PID: 023-666-790

PROPERTY DETAILS

Building: University Business Park
Unit: 105
Square Footage: 3,961 (1,480 sq ft office & 2,481 sq ft warehouse)
Unit: 205
Square Footage: 1476

KEY FEATURES

- Total of 3,961 sq ft (368m²), with approximately 1,480 sq ft of main floor office space and 2,481 sq ft of warehouse space
- Well designed office space with an entrance/seating area, reception, two large enclosed offices, kitchenette, boardroom, file room and a 2-piece washroom
- Space planning and finishes were all done by professional interior designers
- Ceiling height is approximately 9'
- Primarily open warehouse with 2-piece washroom, 596 sq ft storage mezzanine with an office comprising of 135 sq ft
- Fenced compound and common parking located behind warehouse
- Ceiling height to underside of trusses approximately 20'
- Access is via main floor office with rear man door and 12 x 14 overhead door
- Three phase 200 amp service
- Two roof top HVAC units control heat/cooling in office area
- Gas fired radiant tube heaters in warehouse
- Valley Plumbing has been the main floor tenant since 1997
- Second floor is vacant and currently available for lease, could be occupied by main floor business
- Second floor has 9' ceilings, separate entrance from internal staircase
- Second floor has functionally and attractively demised with reception, 5 enclosed offices, boardroom, kitchenette, storage room, 2 piece washroom

OFFER

Purchase price. \$829,000
Appraisal, lease and floor plans available through listing broker.



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MAIN FLOOR



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WAREHOUSE



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SECOND FLOOR



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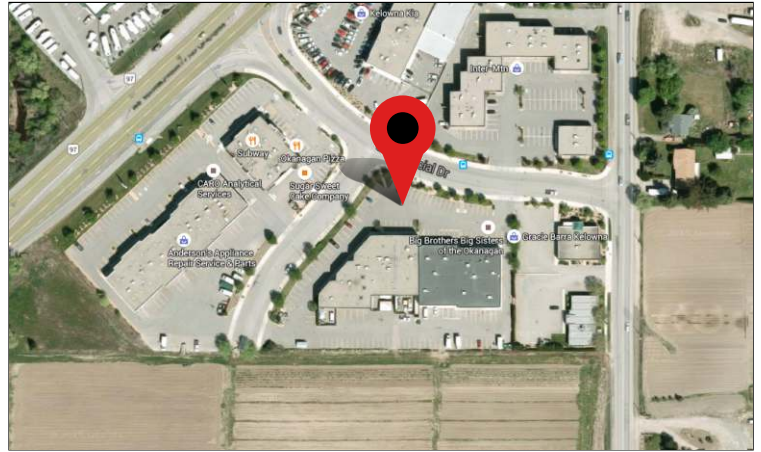
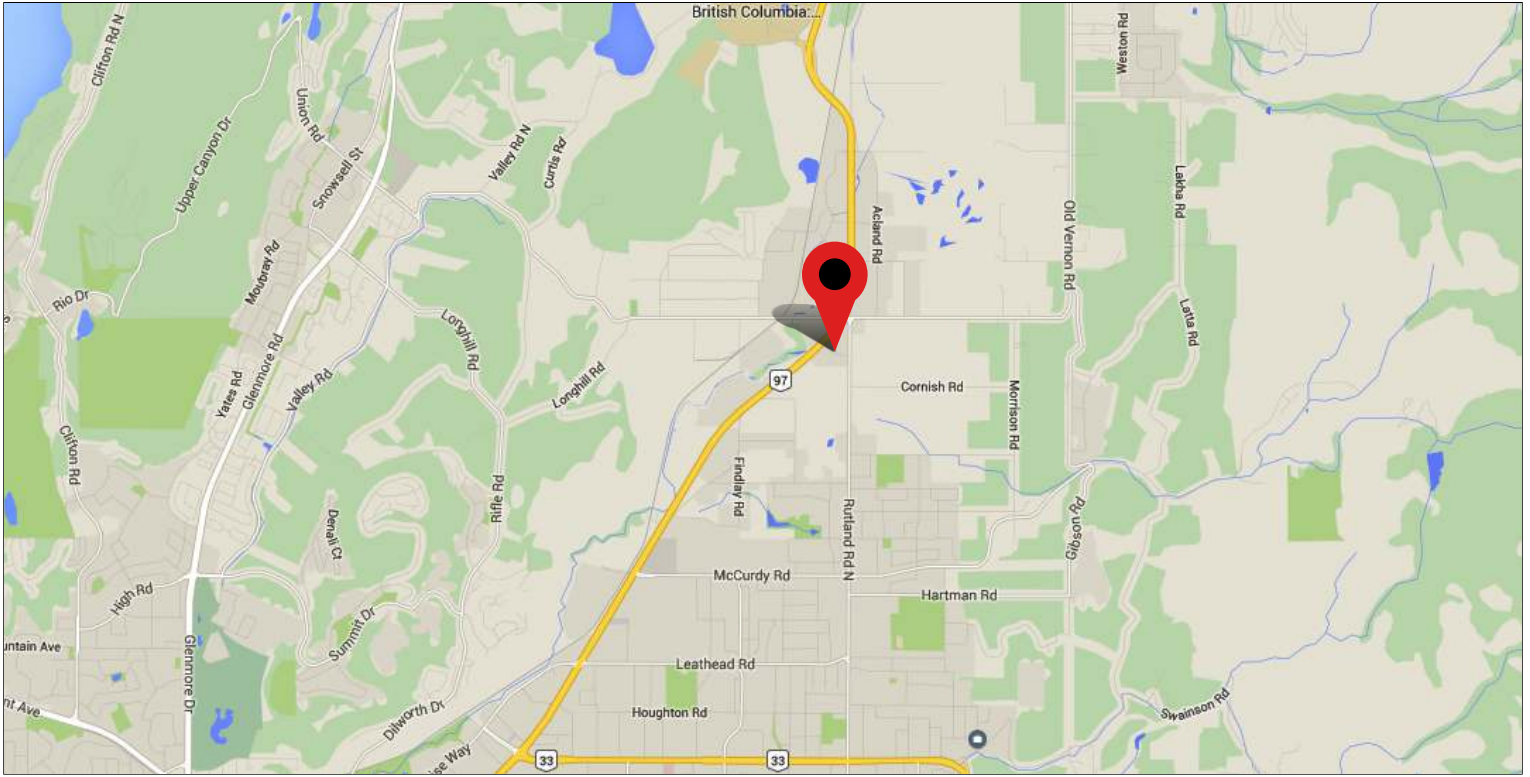
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MUNICIPAL ZONING C10: Service Commercial

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

Purpose

The purpose is to designate and preserve land for the accommodation of a mix of commercial uses, including vehicular oriented areas, not provided for in other zones.

Principal Uses:

- (a) animal clinics, major
- (b) animal clinics, minor
- (c) amusement arcades, major
- (d) automotive and minor recreation vehicle sales/rentals
- (e) automotive and equipment repair shops
- (f) auctioneering establishments
- (g) bingo facilities
- (h) breweries and distilleries, minor
- (i) broadcasting studios
- (j) business support services
- (k) child care centre, major
- (l) commercial schools
- (m) commercial storage
- (n) community recreation services
- (o) convenience vehicle rentals
- (p) equipment rentals
- (q) emergency and protective services
- (r) flea markets
- (s) fleet services
- (t) food primary establishment
- (u) funeral services
- (v) gas bars
- (w) government agencies
- (x) greenhouses and plant nurseries
- (y) household repair services

- (z) liquor primary establishment, major (C10lp and C10lp/rls only)
- (aa) non-accessory parking
- (bb) offices, construction and development industry
- (cc) participant recreation services, indoor
- (dd) pawnshop
- (ee) private clubs
- (ff) rapid drive-through vehicle services
- (gg) recycled materials drop-off centres
- (gg) retail stores, service commercial
- (gg) service stations, minor
- (hh) thrift stores
- (ii) truck and mobile home sales/rentals
- (jj) used goods stores
- (kk) utility services, minor impact
- (ll) vehicle and equipment sales/rentals, industrial
- (mm) vehicle and equipment services, industrial
- (nn) warehouse sales

Accessory Uses:

- (a) agriculture, urban
- (b) amusement arcades, minor
- (c) food primary establishment
- (d) liquor primary establishment, minor
- (e) residential security/operator unit
- (f) retail liquor sales establishment (C10lp/rls only)

Subdivision Regulations

- (a) The minimum lot width is 30.0 m, except it is 40.0 m if not abutting a lane.
- (b) The minimum lot depth is 30.0 m.
- (c) The minimum lot area is 1000 m².

Development Regulations

- (a) The maximum floor area ratio is 0.65.
- (b) The maximum site coverage is 60%.
- (c) The maximum height is the lesser of 12.0 m or 3 storeys.
- (d) The minimum front yard is 2.0 m.
- (e) The minimum side yard is 0.0 m, except it is 2.0 m when abutting a flanking street, and 4.5 m when adjacent to a residential, agricultural, or institutional zone.
- (f) The minimum rear yard is 0.0 m.

Other Regulations

- (a) 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.
- (b) Only one residential security/operator unit is permitted on a site.
- (c) There is to be no outside storage of material or equipment, except that commercial vehicles and equipment, not in a state of disrepair, is allowed provided that the area to be used for storage does not exceed the building area used by the business to carry on its operation and the storage is screened from view from any street or lane and from adjacent properties.

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