

FOR SALE

Commercial Strata Unit

Open Office | Reception, Board Room, Warehouse +



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

110 - 3677 Highway 97 N

OPPORTUNITY

Ideal commercial strata unit, located at the popular and highly visible University Business Park. This two story unit offers private entry to both levels, and includes a finished entry reception, open office/ work stations, separate offices, full bathroom and direct access to the warehouse with loading bay door. Second floor features a caretaker's suite/ executive boardroom/ office area finished with hardwood flooring, full kitchen, 4 piece bath and access to the mezzanine storage overlooking the warehouse.

LOCATION

Easy access via the completed Highway 97 North highway interchange at Sexsmith Road, providing good exposure to abundant through traffic. Two designated parking stalls directly in front, with additional spaces available. Wide access to the rear loading bay door for easy semi-trailer positioning.

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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KelownaCommercial.ca

**Royal LePage Kelowna
Brokerage**
Independently Owned & Operated



1-1890 Cooper Road Kelowna, BC V1Y 8B7

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CIVIC DESCRIPTION

Unit: 110 - 3677 Highway 97 N - "University Business Park"
Kelowna, BC

Plan: KAS1822, S Lot: 10, Sec: 35, Twsp: 26, LD: 41 ODYD
PID: 023-576-596

PROPERTY DETAILS

Two story, commercial strata unit
2498 sq' usable space: 1798 sq' main | 700 sq' second level
Concrete tilt up construction | New roof in 2015
Professionally managed strata corp
2 Dedicated parking stalls in front plus additional at rear/ loading bay

KEY FEATURES

- Zoned C10 allowing for a wide variety of business applications
- Excellent business location, with easy access from Highway 97 N bound traffic, Rutland Road and the newly completed highway interchange & commercial grade round-about
- Nicely finished main level with bright, all glass reception entry
- Open office/ work space areas at front and central section
- Clean, main level 2 piece handi-cap washroom
- Separate offices, plus direct access to the rear warehouse with rear, grade level overhead door, man door and mezzanine storage
- Second level caretaker's suite/ executive board room with complete kitchen, 4 piece bathroom and direct access to mezzanine storage
- Private lock off entries to main level and second level

ASSESSMENT

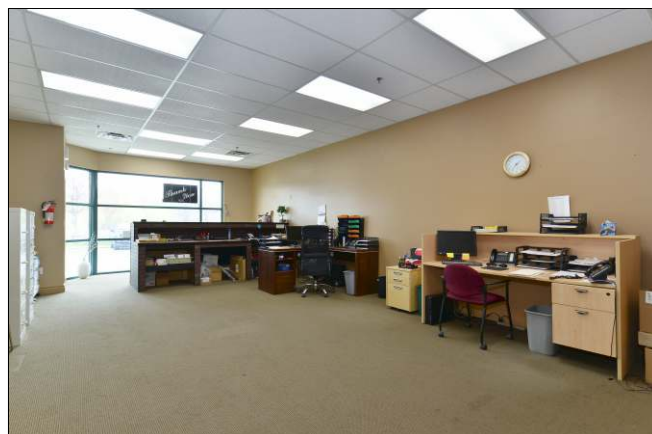
Land	314,000
Improvements	184,000
Total	\$498,000

OFFER

Purchase price. \$650,000

LEASE OPTION

Base Lease + Triple Net 15.95/ sq'
Lease option requires inclusion of both levels



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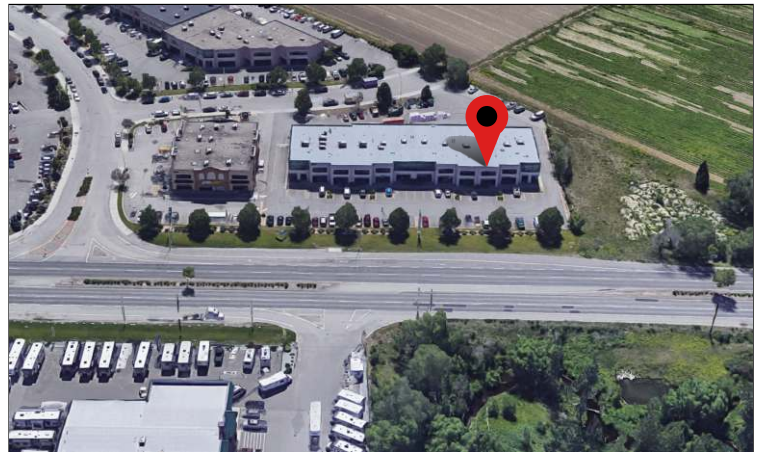
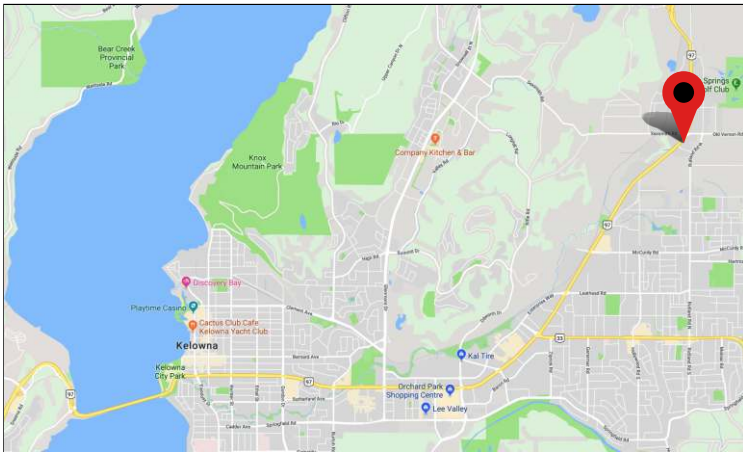
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COMMERCIAL

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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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