

**FOR SALE**

**Retail Frontage & Warehouse**

Downtown core, prime street frontage & large footprint



## 1383 Ellis Street, Kelowna

### OPPORTUNITY

Prime for taking advantage of the staggering growth in the downtown core, your chance to purchase a rarely offered piece of old Kelowna, located in the heart of revitalized Ellis Street. Part of the former, historic cold storage warehouse which has been converted into various sized single spaces, it has retained the feel of the past while the improvements provide a solid structure to accommodate future uses.

### LOCATION

Situated in the cultural district of Kelowna's downtown core, with abundant car and foot traffic exposure. Directly across from the recently updated Kelowna Library and the 450 stall parkade, surrounded by multiple premium residential buildings, dining, diverse business operations. Excellent proximity to Kelowna City Waterfront Park, Prospera Place and Kelowna Yacht Club.

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](mailto:RobArchibald@shaw.ca)

**COMMERCIAL**

[KelownaCommercial.ca](http://KelownaCommercial.ca)

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

**ROYAL LEPAGE**

I-1890 Cooper Road Kelowna, BC V1Y 8B7

# FOR SALE

# Retail Frontage & Warehouse

Downtown core, prime street frontage & large footprint

## CIVIC DESCRIPTION

1383 Ellis Street, Kelowna, BC  
PID: 012-391-310  
Plan: KAP432, Lot: 8, DL: 139, LD: 41 ODYD | .172 Acre

## PROPERTY DETAILS

Concrete Brick Construction, approx. 50' x 150'  
Front Retail main level with upper Mezzanine (office, washroom, storage, product display)  
Main level retail area open to mezzanine level (2 story ceiling height)  
Rear warehouse/ storage

## KEY FEATURES

- Zoned C7 allowing for a wide variety of business applications
- Downtown core / cultural district location
- 4500 sq' retail space with glass entry doors and display windows
- 20' ceiling height in secondary retail area
- Mezzanine level access via 2 stairways providing additional product space, storage options, office and washroom
- Approx 3000 sq' Warehouse space in building rear, with lane way access and 14 x 20' loading bay door

## ASSESSMENT

Land	1,230,000
Improvements	490,000
<b>TOTAL</b>	<b>\$1,720,000</b>

## EXCLUSIVE OFFERING

Land and Building	\$3,100,000
-------------------	-------------



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](mailto:RobArchibald@shaw.ca)



[KelownaCommercial.ca](http://KelownaCommercial.ca)

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



I-1890 Cooper Road Kelowna, BC V1Y 8B7

**FOR SALE**

# Retail Frontage & Warehouse

Downtown core, prime street frontage & large footprint



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](mailto:RobArchibald@shaw.ca)



[KelownaCommercial.ca](http://KelownaCommercial.ca)

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



I-1890 Cooper Road Kelowna, BC V1Y 8B7

**FOR SALE**

# Retail Frontage & Warehouse

Downtown core, prime street frontage & large footprint

## LOCATION



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](mailto:RobArchibald@shaw.ca)

**COMMERCIAL**

[KelownaCommercial.ca](http://KelownaCommercial.ca)

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

**ROYAL LEPAGE**

I-1890 Cooper Road Kelowna, BC V1Y 8B7

# FOR SALE

# Retail Frontage & Warehouse

## Downtown core, prime street frontage & large footprint

### MUNICIPAL ZONING C7: Central Business Commercial

The purpose is to designate and preserve land for the orderly development of the financial, retail and entertainment, governmental and cultural core of the Downtown, as well as the retail, entertainment and cultural core of Rutland, which shall provide for high density residential uses, and commercial uses

#### Principal Uses:

- (a) amusement arcade, major
- (b) apartment housing
- (c) apartment hotels
- (d) boarding or lodging houses
- (e) breweries and distilleries, minor
- (f) broadcasting studios
- (g) business support services
- (h) child care centre, major
- (i) commercial schools
- (j) community recreational services
- (k) congregate housing
- (l) custom indoor manufacturing/artist's studio
- (m) emergency and protective services
- (n) financial services
- (o) food primary establishment
- (p) funeral services
- (q) fleet services
- (r) gaming facilities
- (s) government services
- (t) health services
- (u) hotels
- (v) household repair services
- (w) liquor primary establishment, major (C7lp and C7lp/r/s only)
- (x) liquor primary establishment, minor
- (y) multiple dwelling housing
- (z) non-accessory parking

- (aa) offices
- (bb) participant recreation services, indoor
- (cc) personal service establishments
- (dd) private clubs
- (dd) private education services
- (ee) public education services
- (ff) public libraries and cultural exhibits
- (hh) public parks
- (ii) recycled materials drop-off centres
- (jj) retail liquor sales establishment (C7rls and C7lp/r/s only)
- (kk) retail stores, convenience
- (ll) retail stores, general
- (mm) spectator entertainment establishments
- (nn) spectator sports establishments
- (oo) supportive housing
- (pp) temporary shelter services
- (qq) thrift stores
- (qq) used goods stores
- (rr) utility services, minor impact

#### Secondary Uses:

- (a) agriculture, urban
- (b) amusement arcade, minor
- (c) child care centre, minor
- (d) home based businesses, minor

Contact Rob Archibald for a detailed provision of the C7 Zoning as provided by the City of Kelowna.

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**



**KelownaCommercial.ca**

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



I-1890 Cooper Road Kelowna, BC V1Y 8B7