

FOR SALE

Fully Leased Corner Strata Concrete Tilt Up with Excellent Exposure & Options



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

2 - 1322 Stevens Road, West Kelowna

OPPORTUNITY

This 10,800 square foot, corner strata unit (only 2 units on property), is fully leased and provides abundant parking plus a fenced and gated compound area. Well established and highly visible from Stevens Road with easy entry/ access providing opportunity for tractor trailer & full bus access.

LOCATION

Easy access via Stevens road, via Westlake from Highway 97 South. A strong mix of growing industrial, commercial and retail services including Kal Tire, A&W, Alpine Aerotech, World Gym and Bentley Motorrad. Plenty of level parking and great visual exposure from a busy, secondary bypass route.

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: 2 - 1322 Stevens Road, West Kelowna, BC

Legal: Plan: KAS11730, S Lot: 2, DL: 505, LD: 41 ODYD
PID: 023-325-542

PROPERTY DETAILS

10,800 SF foot print

2400 SF finished mezzanine

.71 Acre strata lot

Bright and modern entry with storefront & multiple office spaces

KEY FEATURES

- Well designed and solid construction. Only 2 strata units
- Zoned I-1 (West Kelowna) allowing for a wide variety of business uses
- 17 Exclusive parking stalls
- Additional area can accommodate heavy equipment parking and storage
- Rear fenced compound with building access via overhead door
- Main floor offices, receiving / retail / concession area, change room, engineering room for production of current ice rink, upper level lobby, equipment & training room, over-rink viewing balcony
- Easily adapted to a wide variety of industrial based business options
- Two large knock outs provided for future overhead doors if required.

ASSESSMENT

Land	717,000
Improvements	908,000
TOTAL	\$1,625,000

OFFER

\$1,950,000

Note: A list of excluded items owned by the Tenant and not included in a purchase will be provided to prospective buyers.

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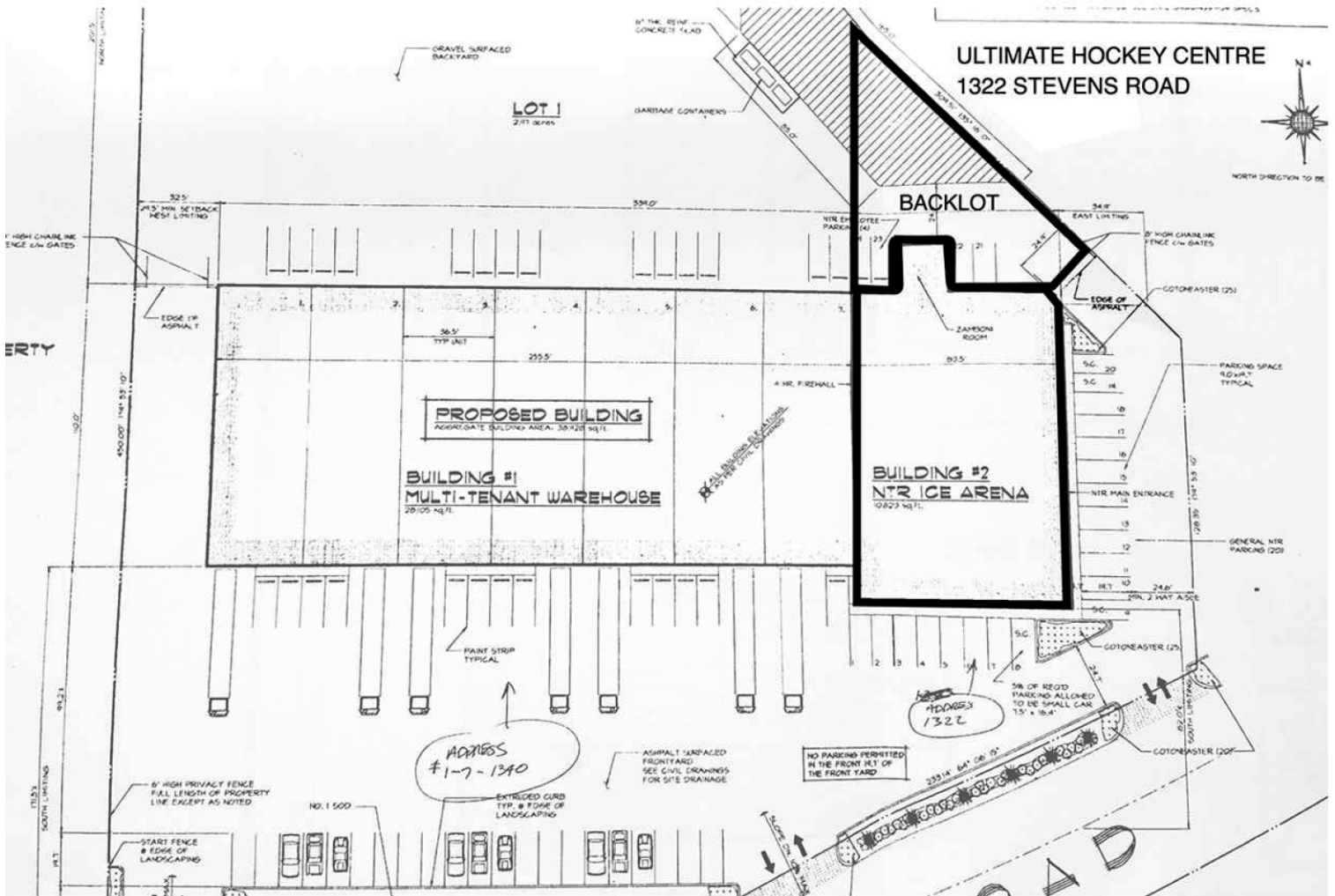
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MUNICIPAL ZONING I1: Light Industrial

To accommodate light industrial uses and associated uses.

Principal Uses:

- (a) Auctioneering establishment
- (b) Brewery or distillery
- (c) Bulk fuel depot
- (d) Commercial storage
- (e) Contractor service
- (f) Fire, police or ambulance service
- (g) Food bank
- (h) Freight or distribution outlet
- (i) Greenhouse or plant nursery
- (j) Heavy equipment sales, rental and repair
- (k) Heliport facility
- (l) Industry, general
- (m) Kennels

- (n) Office
- (o) Outdoor storage
- (p) Recreation services, indoor
- (q) Restaurant
- (r) Retail, service commercial
- (s) Utility service
- (t) Veterinary clinic
- (u) Warehouse
- (v) Commercial medical marihuana production

Secondary Uses:

- (a) Accessory uses, buildings and structures
- (b) Caretaker unit

Site Specific Uses, Buildings and Structures – Reserved

- (a) On Lot 1, Plan KAP51408, DL 506 commercial medical marihuana production in a multi-tenant building
- (b) On Plan KAS1290, DL 2683 commercial medical marihuana production in a multi-tenant building

Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	400 m ² (4,305.6 ft ²)
(b)	Minimum parcel frontage	12.0 m (39.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density	1 caretaker unit per parcel
(d)	Maximum parcel coverage	75%
(e)	Maximum building height	12.0 m (39.4 ft)
SITING REGULATIONS		
(f)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
.1	Front parcel boundary	4.5 m (14.8 ft)
.2	Rear and interior side parcel boundary	0.0 m (0.0 ft), except it is 4.5 m (14.8 ft) where the parcel does not abut an Industrial Zone or Service Commercial Zone
.3	Exterior side parcel boundary	4.5 m (14.8 ft)

Contact Rob Archibald for a detailed provision of the I1 Zoning as provided by the City of West Kelowna.

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