

FOR SALE

Group One Medical / Office Building

Investment/ Development Opportunity



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

1111 Springfield Road

OPPORTUNITY

The Group One Medical Building is located in a high traffic, prime area of Kelowna, comprising a one storey, 8332 square foot space (including vestibule/foyer). Constructed circa 1985, it is developed as a mixture of doctor's offices, exam rooms, front reception area, staff room/ kitchen and pharmacy.

LOCATION

Situated at the corner of Springfield Road and Gordon Drive, with dedicated turn lane from Springfield East & West bound traffic. Excellent visibility, well established location with residential strata, mature residence, elementary school and local shopping all within walking distance. Transit service is directly out front, with abundant, private parking on the lot.

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



I-1890 Cooper Road Kelowna, BC V1Y 8B7

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CIVIC DESCRIPTION

1111 Springfield Road, Kelowna BC V1Y 8R7

Plan: KAP35242, Lot: A, Section: 19, Township: 26, DL: 41 ODYD,
PID: 002-884-275

PROPERTY DETAILS

- 8332 Square foot, single level, completely wheel chair accessible
- .92 Acre parcel
- Blacktop parking lot with 33 private use stalls
- Wood frame structure
- Torch on Roof with roof mounted, gas fired HVAC units
- Exterior walls are ceramic tile and painted 'outsulation' on 1/2" exterior stucco
- Windows and doors are extruded aluminum frame with thermal sealed glazing.

KEY FEATURES

- Zoned C4 Urban Central Commercial
- 8 Exam Rooms/ offices renovated since 2017
- Staff kitchen features new cabinetry, counter tops and sink
- Roof replaced in 2012 | 3 HVAC units replaced in 2013
- 1225 Square foot pharmacy is leased through Feb. 2024

ASSESSMENT

Land (2020)	2,341,000
Improvement	64,800
TOTAL	\$2,450,800

OFFER \$3,450,000

The subject Property is being offered for sale solely on the condition that all doctors/owners enter into acceptable leases with the new owner.



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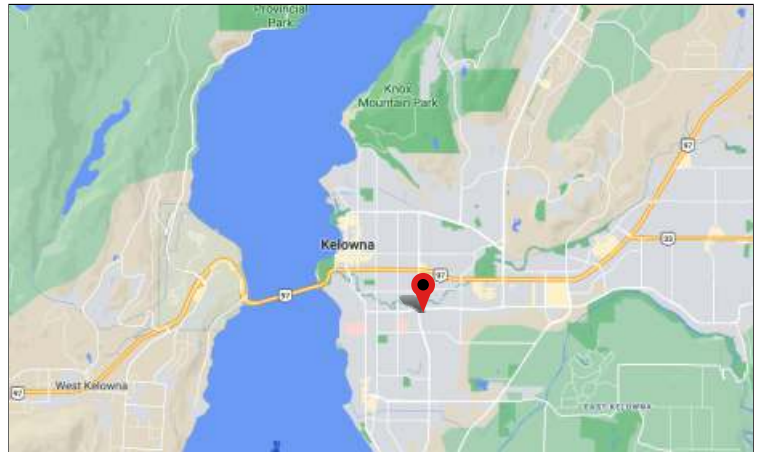
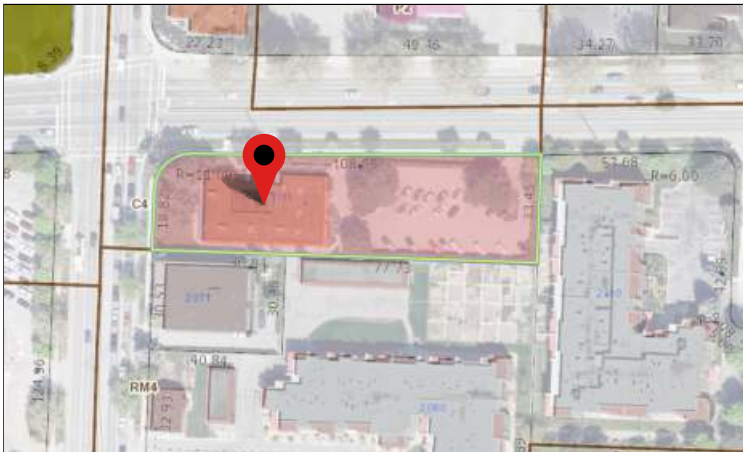
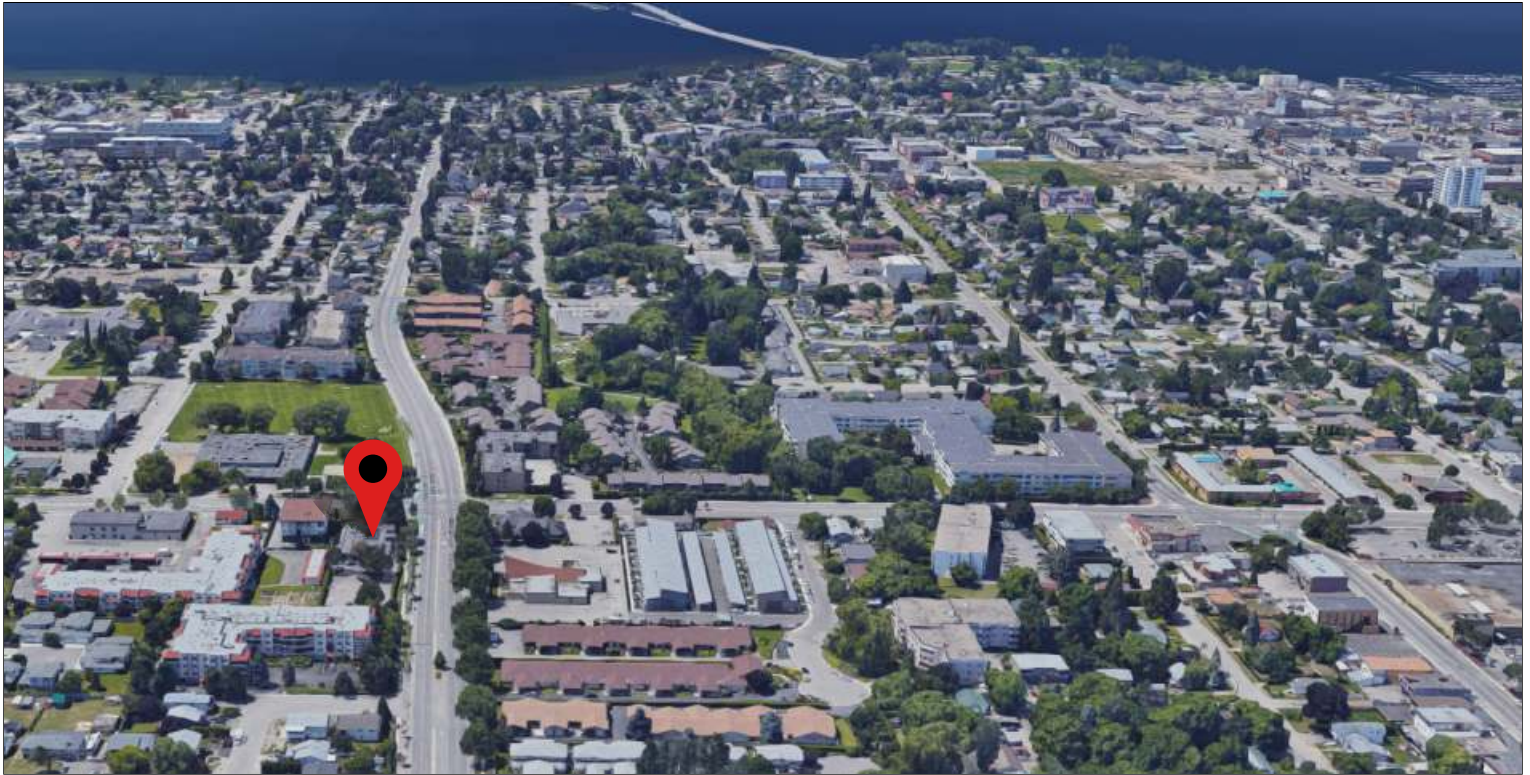
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MUNICIPAL ZONING C4: Urban Centre Commercial

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

C4 Zoning: The current parameters of the C4 zone limits any future redevelopment to four stories in this location due to a maximum density of 1.50 FAR (outside of an urban center), assuming the conditions for increased density are met including underground/ under building parking. This would equate to a maximum building size of 1.50 x 39,890 sf = 59,835 square feet over four floors or a floor plate of 14, 959 square feet providing a site coverage of 38% which is well below the maximum of 75%.

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/rls 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/rls 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

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

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