

FOR SALE

Premium Show Room/Warehouse

Plus a Fully Finished 2nd Floor w/ Private Entry



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

109 - 3677 Hwy 97 N (University Business Park)

OPPORTUNITY

1936 Square feet on the main floor, includes beautiful entry/ show room/ reception area, plus private entry to the 704 square feet on the second floor, finished as a bright, modern wide open space ideal for a variety of uses. Executive offices, contractor/ architectural location, training facility, government school, private club or organizing center - are all well suited to utilize this space.

LOCATION

Easy access via the completed Highway 97 North highway interchange at Sexsmith Road, providing good exposure to abundant through traffic. Designated parking stalls with additional, visitor spaces available. Supporting businesses surrounding the area include automotive specialty, dealerships, shipping, plus convenient food, sandwich, coffee and fuel station.

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

COMMERCIAL

KelownaCommercial.ca

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

ROYAL LEPAGE

I-1890 Cooper Road Kelowna, BC V1Y 8B7

FOR SALE

Premium Show Room/Warehouse

Plus a Fully Finished 2nd Floor w/ Private Entry

CIVIC DESCRIPTION

Unit: 109 - 3677 Hwy 97 N
University Business Park

PID 023-576-588
Strata Lot 9, Plan KAS1822, Section 35, TWP 26. LD 41, ODYD

PROPERTY DETAILS

Main Floor: 1936 Sq Ft | 1250 Sq Ft Showroom & Offices
Second floor: 700 Sq Ft finished open space with wet bar/ kitchen with modern cabinets, live edge counter, microwave and half fridge. Private Entry

KEY FEATURES

- Zoned C10 allowing for a wide variety of business applications
- Finished reception/ show room with main level, 2 piece washroom
- Excellent business location, with easy access from Highway 97 N bound traffic, Rutland Road and the newly completed highway interchange & commercial grade round-about
- Overhead loading door 10' x 12'
- Modern and bright with full wall glass, solar tinted for convenience
- Open, Industrial ceilings
- Modern and convenient kitchen bar with sink & microwave
- Upper level offers 3 piece washroom with shower
- Includes 3 designated parking stalls plus visitor parking
- Excellent location for contractor head office, business / training use, private club and commercial schools (see attached C-10 Zoning allowances)
- Main floor sub-leased to June 2022 / Second floor vacant

ASSESSMENT

Land	372,000
Improvements	184,000
<hr/> Total	<hr/> 556,000

OFFER

Purchase price. \$949,000



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



KelownaCommercial.ca

Royal LePage Kelowna
Brokerage
Independently Owned & Operated



I-1890 Cooper Road Kelowna, BC V1Y 8B7

FOR SALE

Premium Show Room/Warehouse

Plus a Fully Finished 2nd Floor w/ Private Entry



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



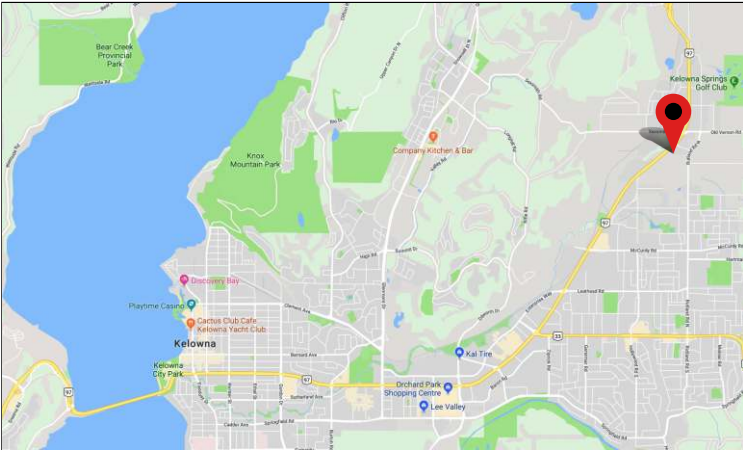
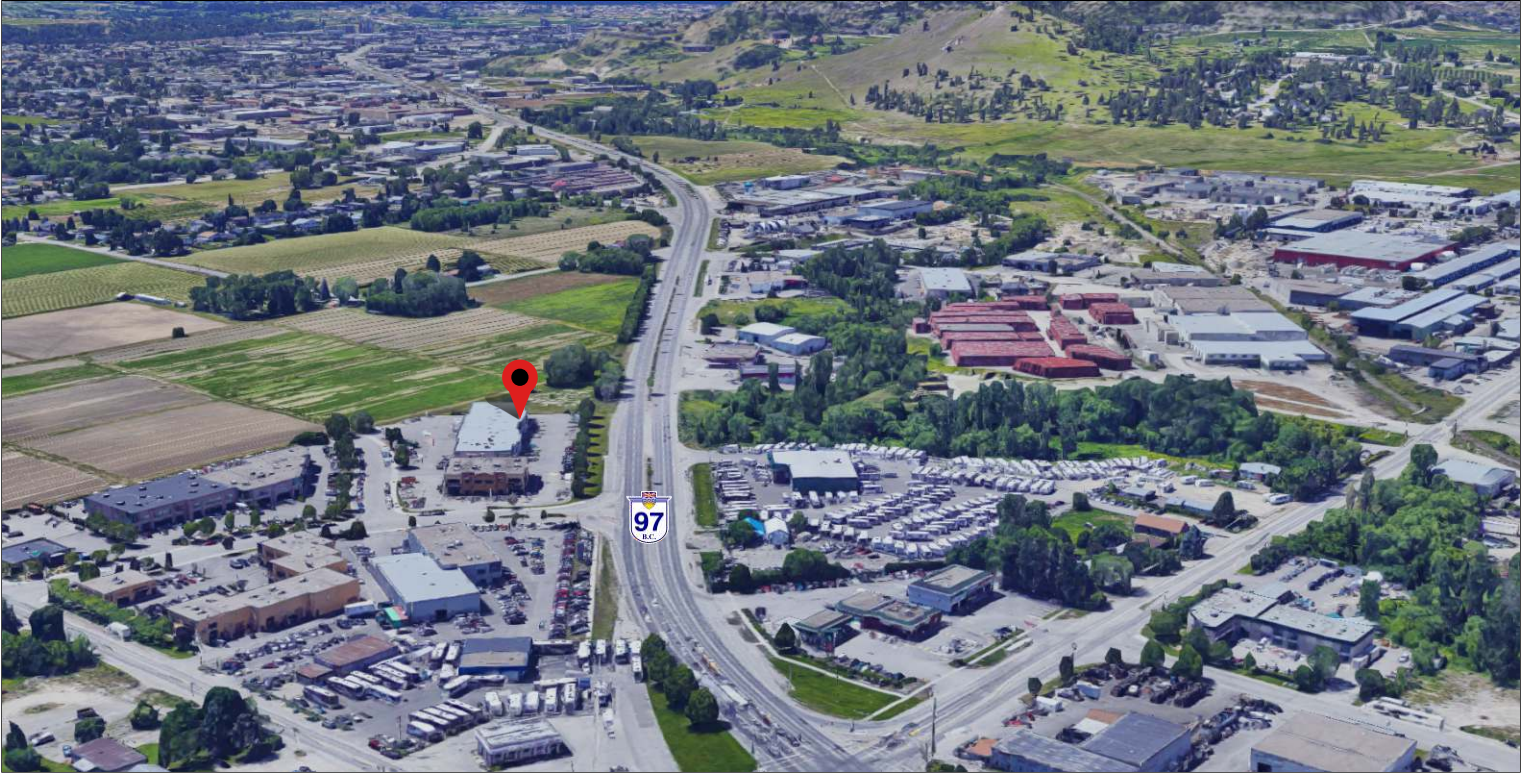
1-1890 Cooper Road Kelowna, BC V1Y 8B7

FOR SALE

Premium Show Room/Warehouse

Plus a Fully Finished 2nd Floor w/ Private Entry

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

COMMERCIAL

KelownaCommercial.ca

Royal LePage Kelowna
Brokerage
Independently Owned & Operated

ROYAL LEPAGE

I-1890 Cooper Road Kelowna, BC V1Y 8B7

FOR SALE

Premium Show Room/Warehouse

Plus a Fully Finished 2nd Floor w/ Private Entry

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.

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