

FOR SALE

PREMIUM OFFICE & WAREHOUSE

Over 9000 SQ' Professionally Designed



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

3302 Appoloosa Raod - Units 4, 5 & 6

OPPORTUNITY

Approximately 9057 square feet of professionally designed, high quality interiors on two floors of this rare and hard to find, combined and finished office/ warehouse strata unit. The three combined units provide an uniquely high standard of quality in all respects, including interior finishes, office sizes, location, access and exposure.

LOCATION

Located at the Mill Creek Business Park, this property offers both excellent street exposure. Site coverage was limited to 32%, providing good traffic flow and high parking ratios.

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.com

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

ROYAL LEPAGE

I-1890 Cooper Road Kelowna, BC V1Y 8B7

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CIVIC DESCRIPTION

3302 Appaloosa Road, Kelowna BC | Units: 4, 5 & 6
Property Type: Strata Unit | Sub Area: University District
4 - 3302 > Plan: KAS2842, Lot: 40, Sec:2, Twsp: 23, PID: 026-641-101
5 - 3302 > Plan: KAS2842, Lot: 39, Sec:2, Twsp: 23, PID: 026-641-089
6 - 3302 > Plan: KAS2842, Lot: 44, Sec:2, Twsp: 23, PID: 026-641-143

PROPERTY DETAILS

- Zoned I1 - Business Industrial
- Main Floor: Large reception area and waiting room, multiple offices, lunch room, two washrooms & shower room, warehouse area (*not exactly as shown*) with secondary storage and 12' x 12' grade level overhead door
- Second Floor: (*not exactly as shown*) Abundant, large executive window offices, board room, "bull pen" cubical office area, administrative / copy room, secondary meeting room and two washrooms
- Two sets of stairs for accessing the second level (main entry and rear, off ware house access)
- 23 Designated parking stalls
- Professionally designed interiors offering an excellent mix of executive, individual and multi-use offices, bathroom & shower facilities, warehouse and storage



OFFER

3,000,000

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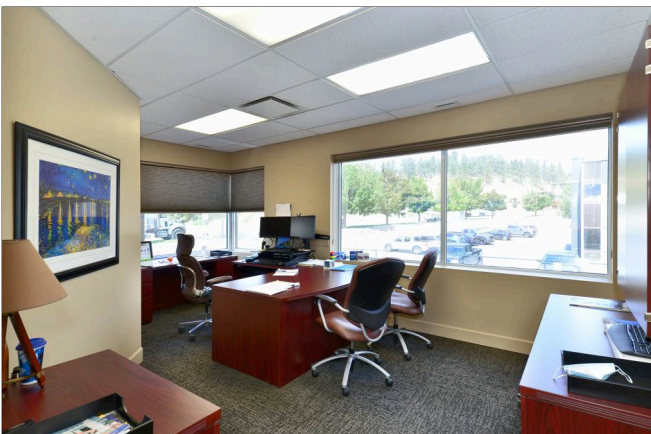
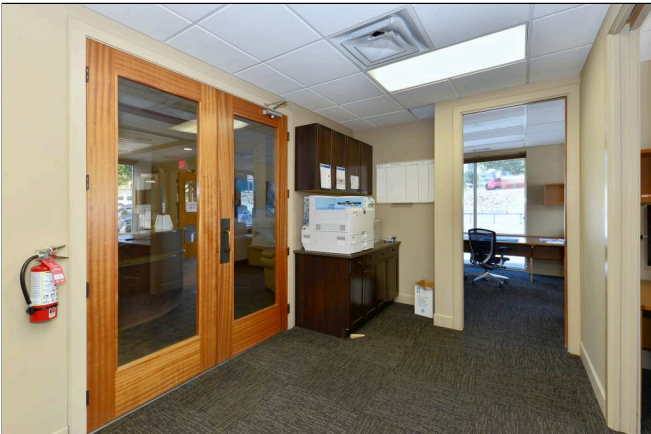
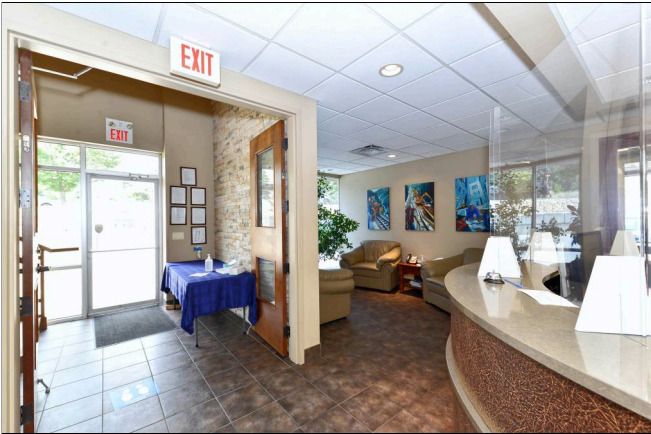
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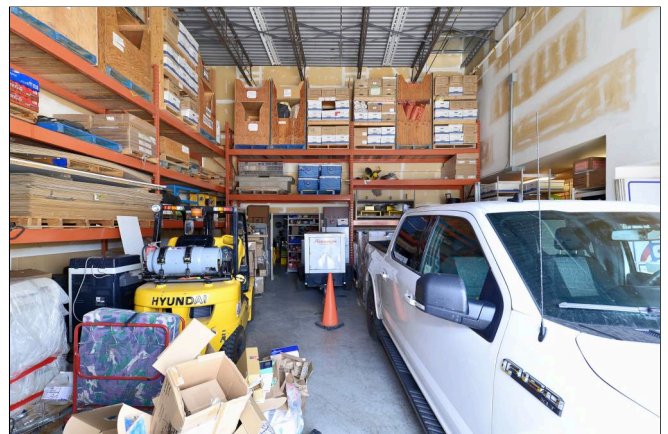
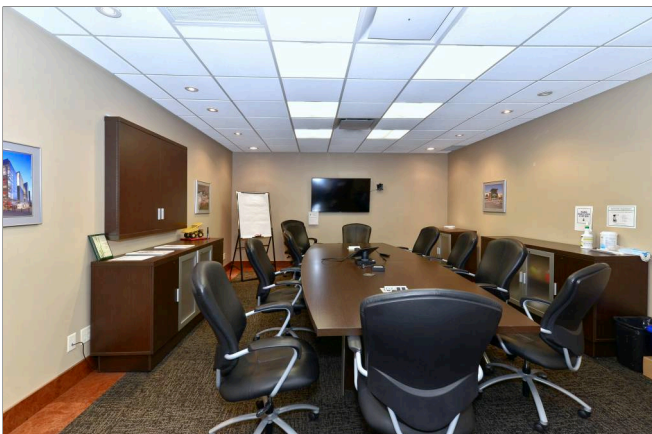
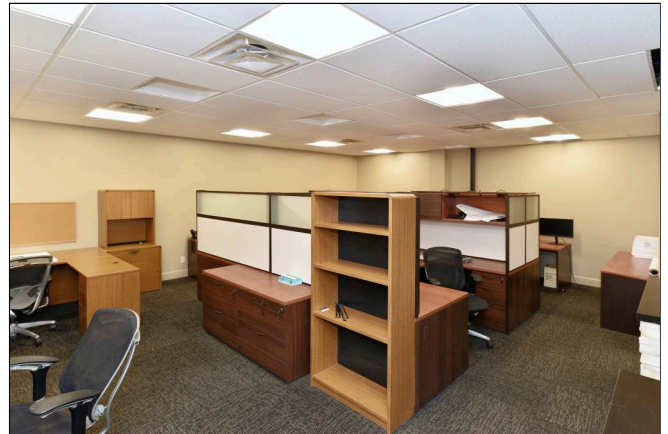
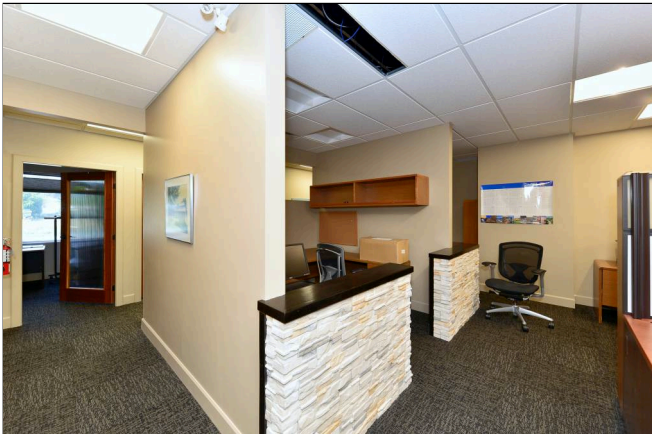
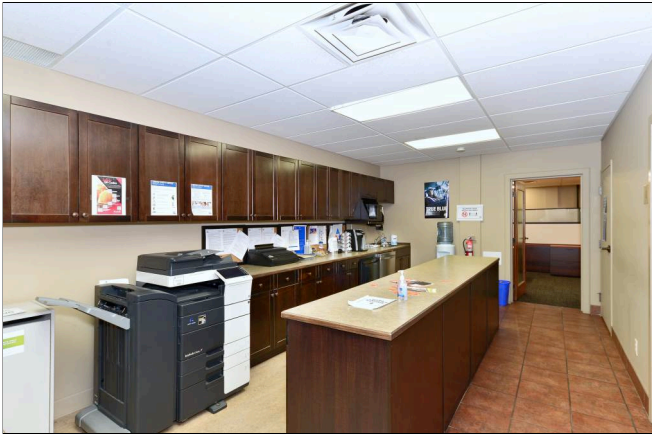
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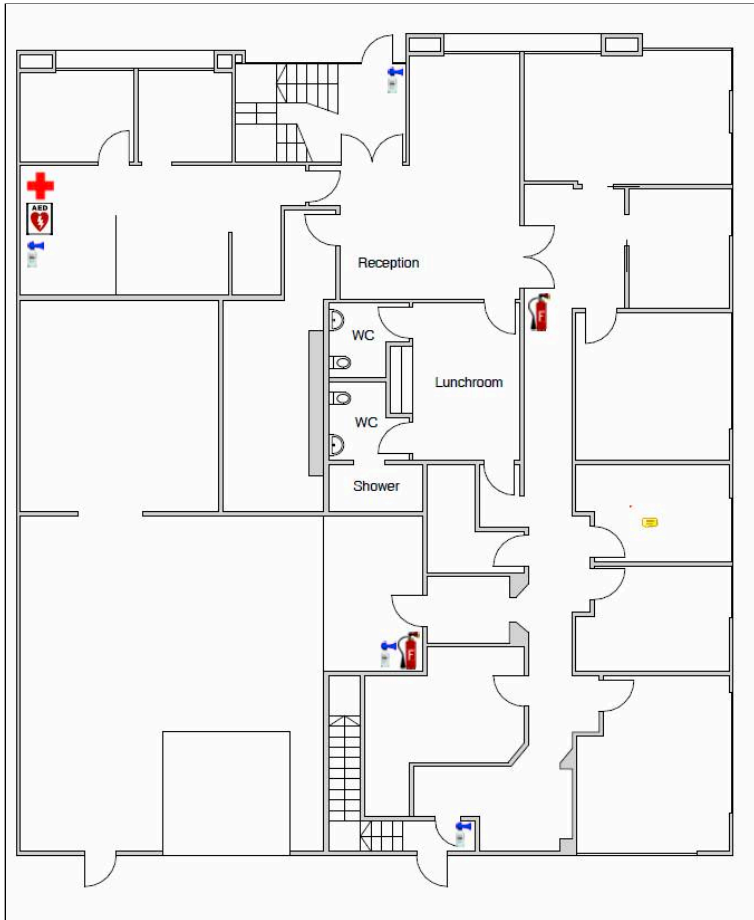
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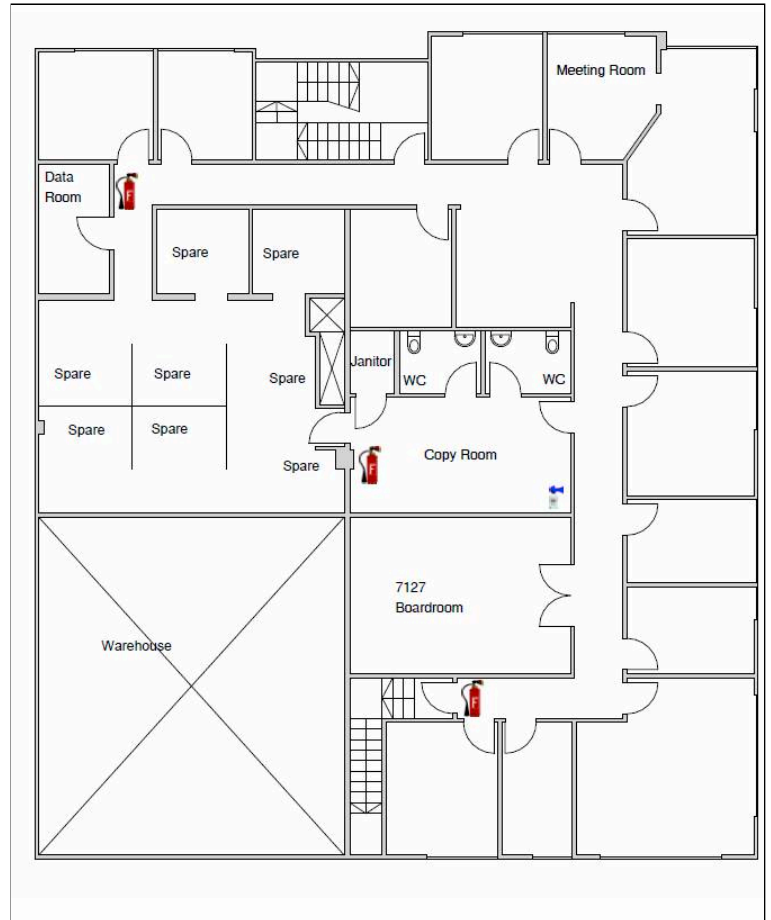
Main Floor

(not exactly as shown)



Second Floor

(not exactly as shown)



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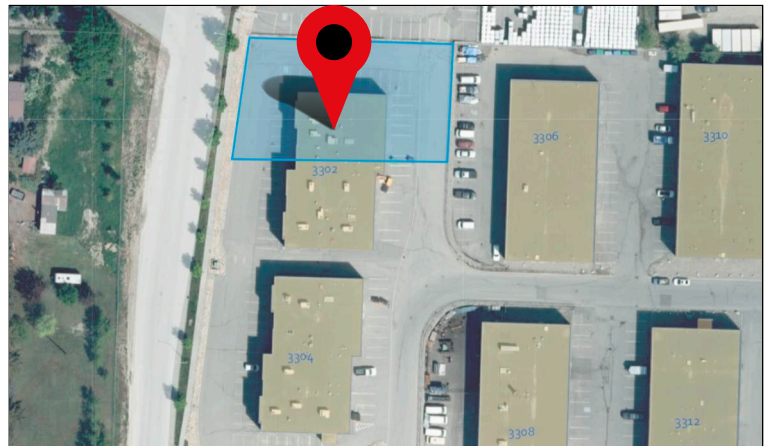
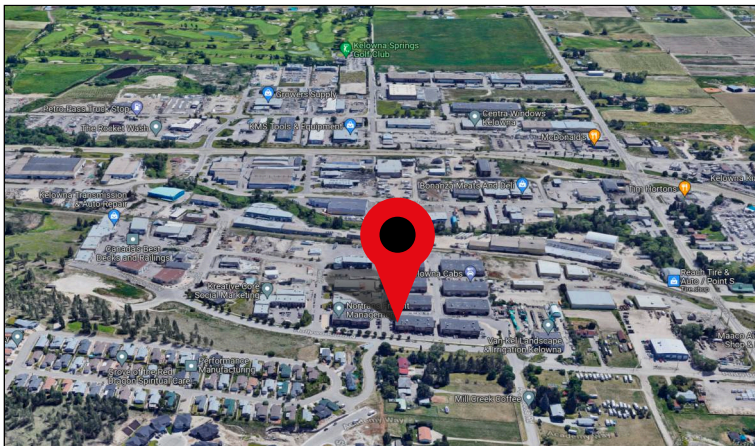
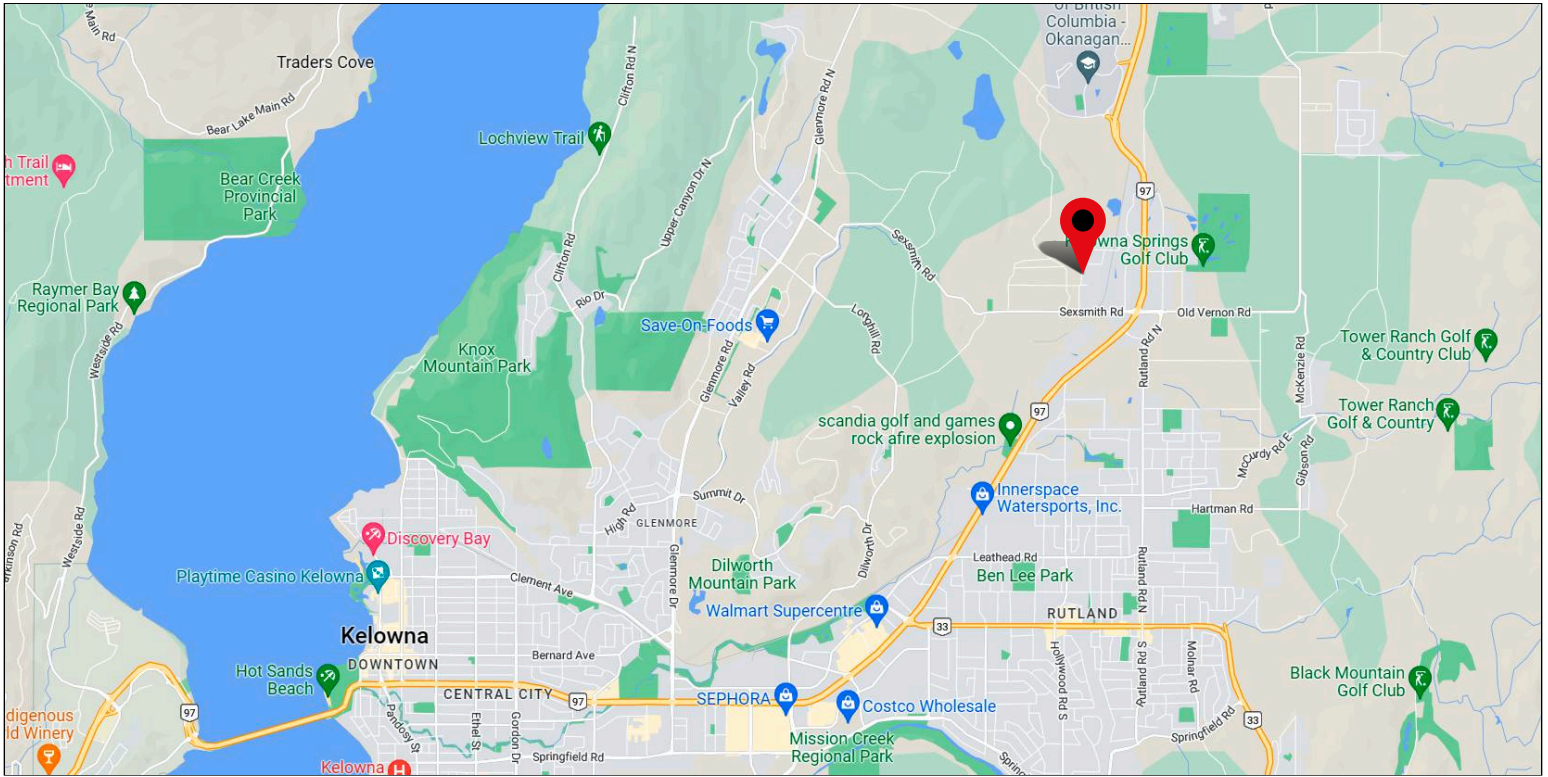
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MUNICIPAL ZONING I1: Business Industrial

City of Kelowna

Consolidated Zoning Bylaw No. 8000

Section 15 – Industrial Zones

15.1 I1 – Business Industrial

15.1.1 Purpose

The purpose is to provide a zone for the development of planned industrial business parks containing clean industrial and office uses with limited outdoor storage and to provide for industrial business sites for transition from heavier industrial uses to other uses.

15.1.2 Principal Uses

The principal uses in this zone are:

- (a) animal clinics, major
- (b) broadcasting studios
- (c) business support services
- (d) care centres, major
- (e) commercial storage
- (f) contractor services, limited
- (g) custom indoor manufacturing
- (h) emergency and protective services
- (i) food primary establishment
- (j) general industrial uses
- (k) liquor primary establishment, minor
- (l) offices
- (m) participant recreation services, indoor
- (n) private clubs
- (o) utility services, minor impact

15.1.3 Secondary Uses

The secondary uses in this zone are:

- (a) agriculture, urban
- (b) residential security/operator unit

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