

# FOR LEASE

## Two Storey Strata Unit

University Business Park



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

### 111 - 3677 Hwy 97N, Kelowna, BC

#### OPPORTUNITY

Offered for lease at competitive rates, a two story strata unit offering rear loading bay and man door, multiple offices, reception, board room and 2 washroom facilities.

Facility is in excellent condition with quality flooring, paint and fixtures including solar front, West facing windows.

#### LOCATION

Highway 97 North and Commercial Drive, just before the major intersection of Sexsmith Road.

Excellent highway exposure with multiple parking spaces, complimenting industry and trade business, plus local fast food, service station and multiple access routes through the area.

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 LEASE

## Two Storey Strata Unit

University Business Park

### LEGAL DESCRIPTION

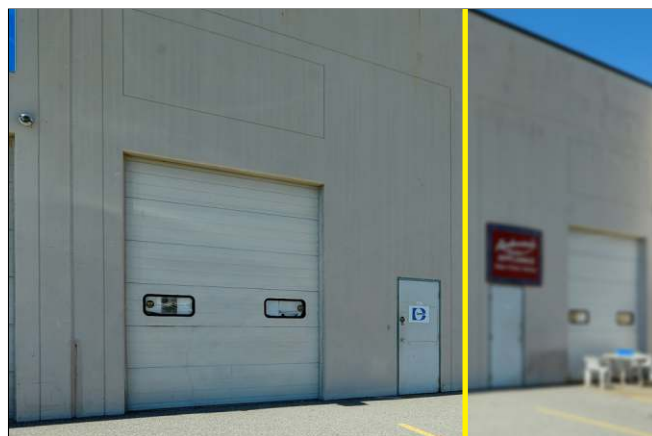
Lot: 20, 21 and 22 (individual), Plan: KAP410, DL: 2538, LD: ODYD  
PID: [20] 012-404-144, [21] 012-404-152, [22] 012-404-152

### KEY FEATURES

- Zoned C10 allows for a variety of different business uses
- Newer flooring and paint throughout
- Multiple offices
- Large, bright reception
- Two bathroom facilities and a coffee nook
- Warehouse facilities with 12' overhead door and man door access
- Current Layout:
  - Main Floor: 1711 sq ft
  - Second Floor: 704 sq ft
  - Warehouse: 464 sq ft
- Option to Change layout, to increase warehouse space & reduce office space (*removal of 2 offices, encroaching into warehouse*)
  - Main Floor reduced to 704 sq ft
  - Second Floor: 704 sq ft
  - Warehouse increased to 1007 sq ft
- Private entrances for each floor, providing excellent opportunity for split businesses
- Current tenant willing to vacate quickly for easy possession
- Newer office furniture offered for sale by current tenant at attractive pricing.

### OFFER

Main floor base rate / sq ft	\$12.75
Upper floor base rate / sq ft	\$10.95
Triple Net est. (taxes, strata) / sq ft	\$5.15
Pylon Signage available / month	\$135.00



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  
**ROYAL LEPAGE**

I-1890 Cooper Road Kelowna, BC V1Y 8B7



# FOR LEASE

## Two Storey Strata Unit

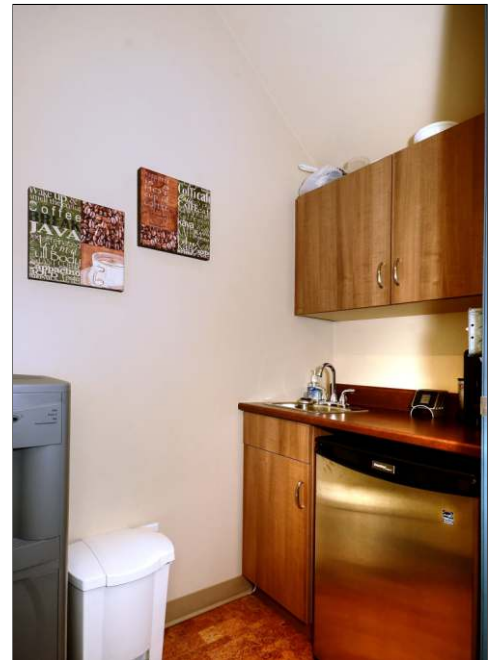
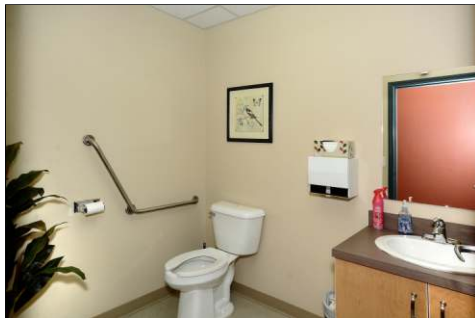
### University Business Park



Upper floor bathroom



Main floor bathroom



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



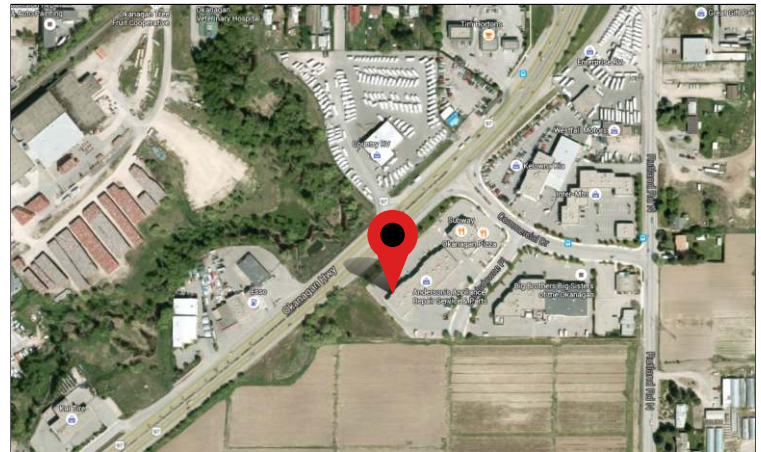
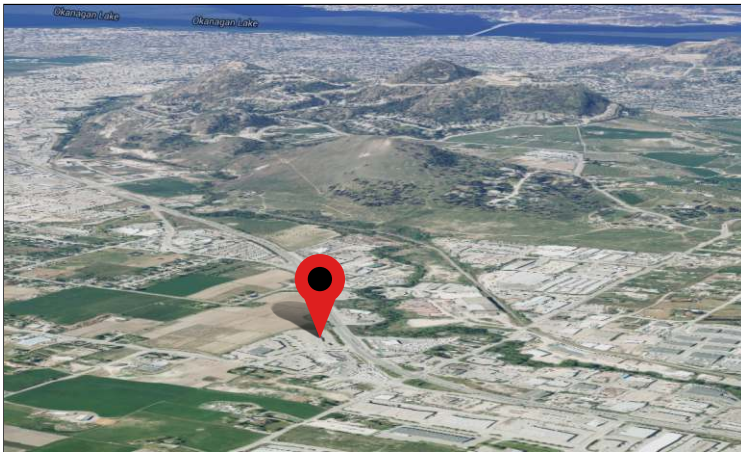
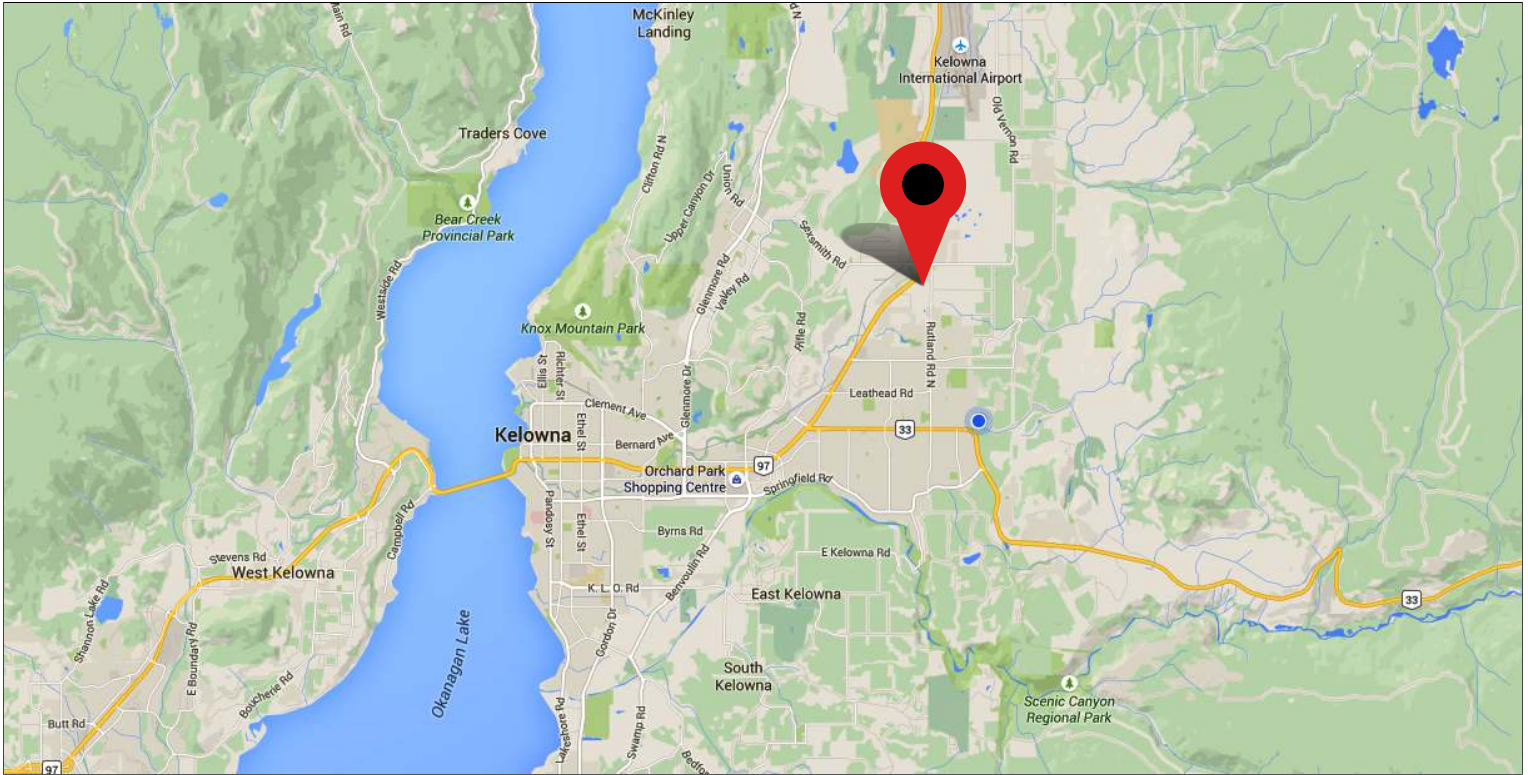
I-1890 Cooper Road Kelowna, BC V1Y 8B7

# FOR LEASE

## Two Storey Strata Unit

### University Business Park

#### 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**



**KelownaCommercial.ca**

**Royal LePage Kelowna  
Brokerage**

Independently Owned & Operated



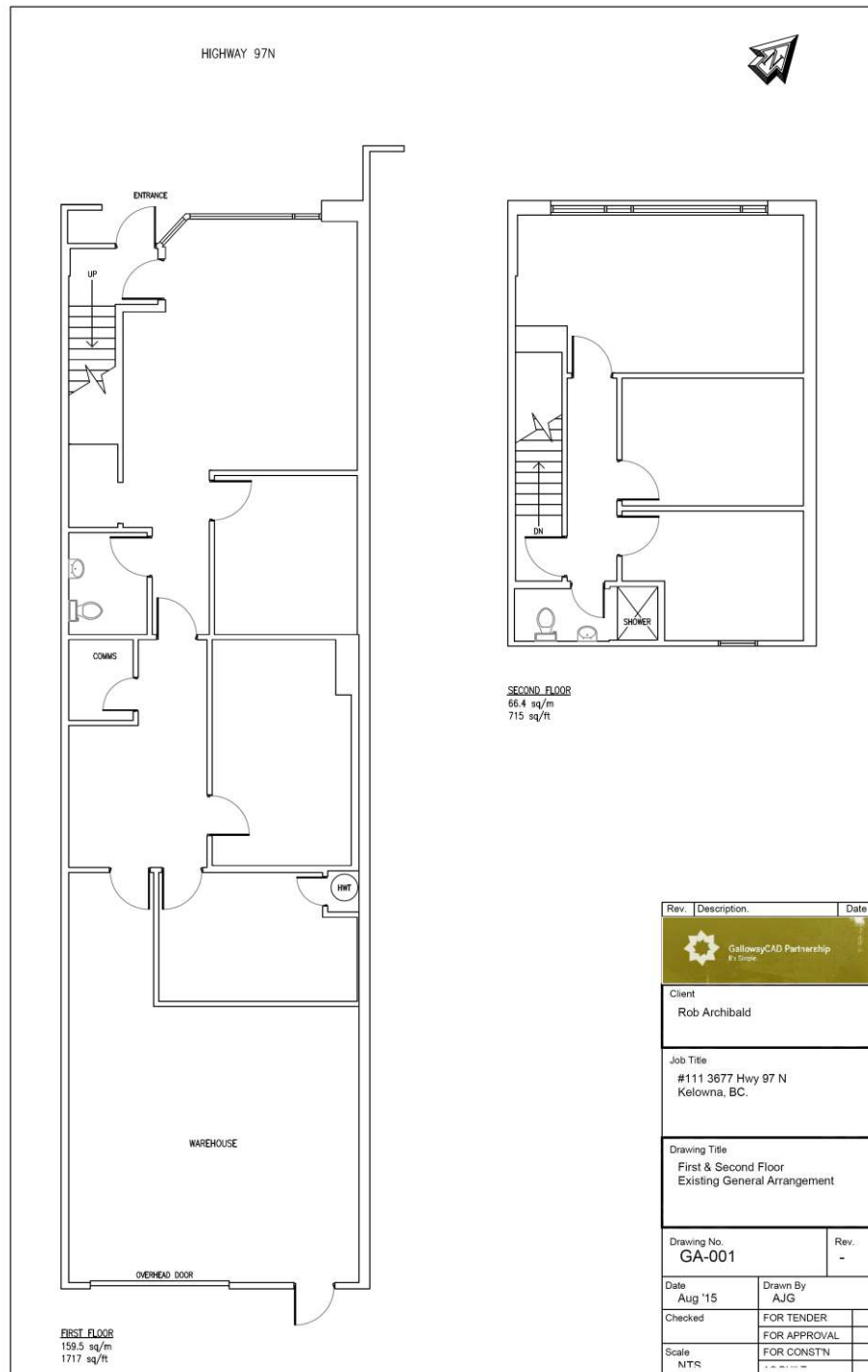
I-1890 Cooper Road Kelowna, BC V1Y 8B7



# FOR LEASE

## Two Storey Strata Unit

### University Business Park



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 LEASE

# Two Storey Strata Unit

## University Business Park

### 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 m<sup>2</sup>.

#### 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