

**FOR LEASE**

# Upper Level Board Room

Private entrance, bathroom and kitchen



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

704 Square feet on the second floor, presents 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. Private entry, 3 piece washroom, fully outfitted wet bar/ kitchen with modern cabinets, live edge counter, microwave and half fridge.

### LOCATION

Easy access via the completed Highway 97 North highway interchange at Sexsmith Road, providing good exposure to abundant through traffic. A designated parking stall with additional, visitor spaces available. Supporting businesses surrounding the area include 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**

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**COMMERCIAL**

[KelownaCommercial.ca](http://KelownaCommercial.ca)

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

**ROYAL LEPAGE**

I-1890 Cooper Road Kelowna, BC V1Y 8B7

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### CIVIC DESCRIPTION

Unit: 109 - 3677 Hwy 97 N  
University Business Park

### PROPERTY DETAILS

Second floor, open space

Private Entry

Great North Kelowna location

### KEY FEATURES

- Zoned C10 allowing for a wide variety of business applications
- Excellent business location, with easy access from Highway 97 N bound traffic, Rutland Road and the newly completed highway interchange & commercial grade round-about
- Modern and bright with full wall glass, solar tinted for convenience
- Open, Industrial ceilings
- Modern and convenient kitchen bar with sink & microwave
- Full 3 piece washroom
- Includes 1 assigned parking stall plus visitor parking
- Excellent location for contractor head office, business / training use, private club and commercial schools (see attached C-10 Zoning allowances)

### LEASE DETAILS

Base Lease  
+ Triple Net

15.00/ sq'  
\$6.50/ sq'



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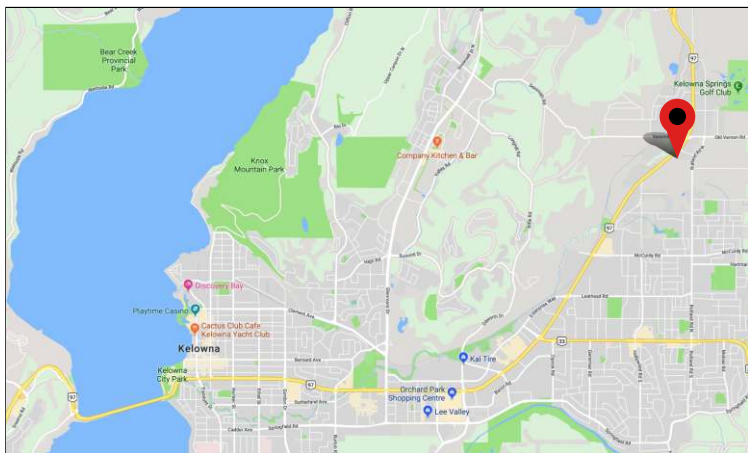
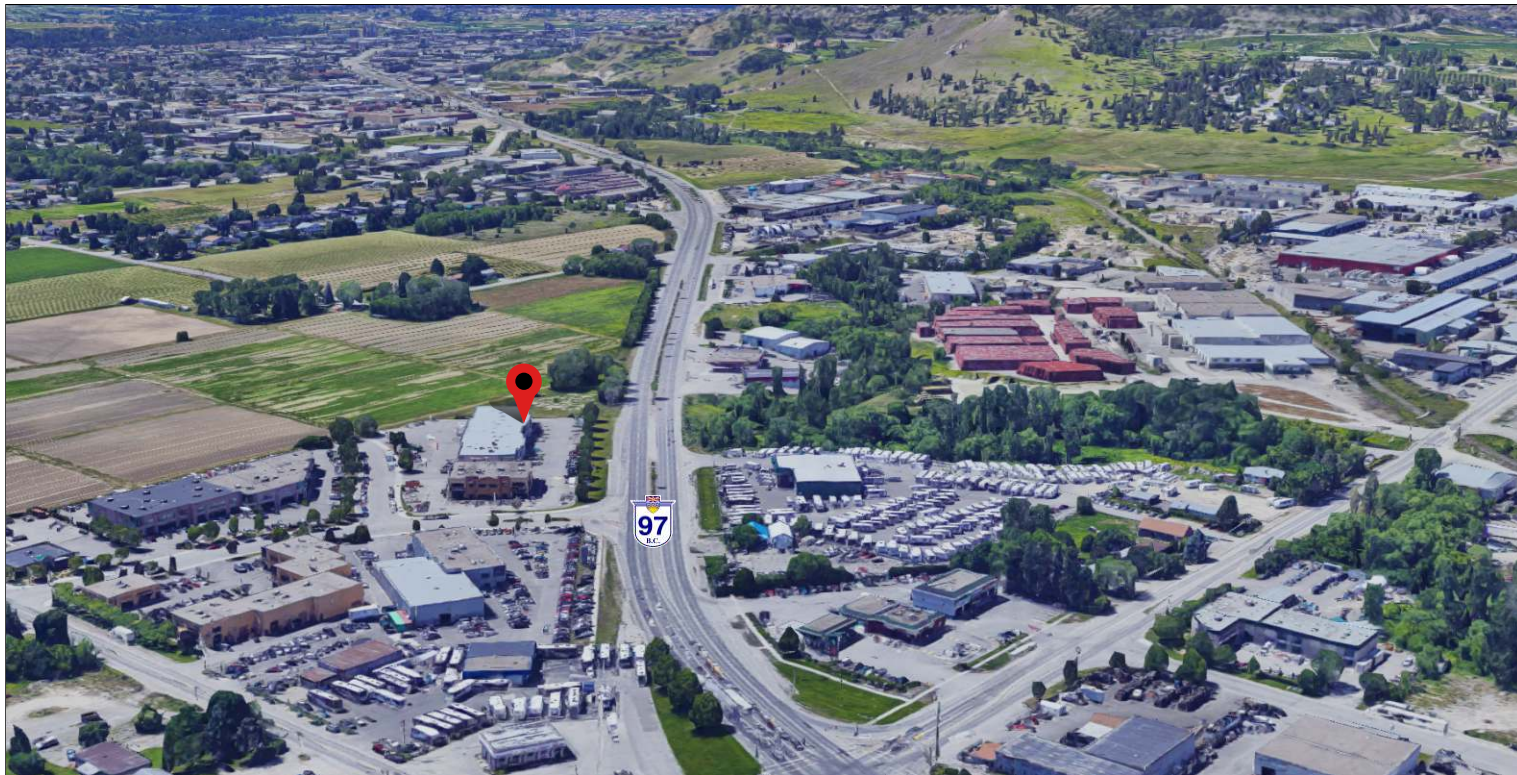
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### MUNICIPAL ZONING C10: Service Commercial

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.

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