

FOR SALE

RARE HWY 97 DEVELOPMENT

Vecchio's Corner - Single owner since 1960



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

2591 Highway 97 & 360 Mills Road

OPPORTUNITY

"Vecchio's Corner" was originally purchased by Al and Ida Vecchio in 1960, starting with one single family home. They gradually developed the property, adding a duplex structure every few years, operating the property as a reasonably priced, long term rental for young people starting out. This offering includes title to both the Highway 97 and Mills road parcels.

LOCATION

Surrounded by a mix of new hotels, retail shopping, business strata units and residential, with access from north and south bound Highway 97 traffic plus Mills Road looping back to Highway 33. The area has seen significant improvement over the last 5 years including the widening of Highway 97 for increased flow and excellent frontage.

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.com

Royal LePage Kelowna
Brokerage
Independently Owned & Operated

ROYAL LEPAGE

I-1890 Cooper Road Kelowna, BC V1Y 8B7

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CIVIC DESCRIPTION

2591 Highway 97 N, Kelowna BC
Plan: KAP80563, Lot: A, DL: 125, Except Plan EPP47105
PID: 026-623-005

PROPERTY DETAILS

314' of Highway 97 frontage
.56 Acre | Zoned RM3

The property is MRL (Multi-Residential Low Density) however, given that the two properties act as one the City would support a re-zoning of this property to Service Commercial.



CIVIC DESCRIPTION

360 Mills Road, Kelowna, BC
Plan: KAP12523, Lot: 2, DL: 125, LD: 41, Except Plan EPP47106
PID: 009-484-868

PROPERTY DETAILS

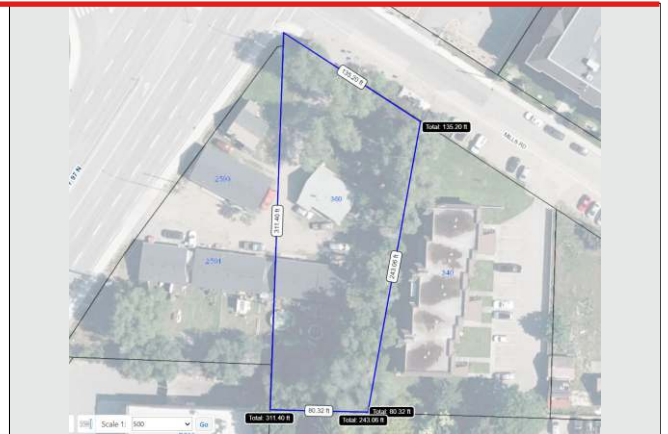
135' of Mills Road frontage

.6 Acre

Zoned RM3

KEY FEATURES

- Both properties are zoned RM3. Under the current OCP/ Zoning Bylaw the Hwy 97 address has a future land use of SC- Service Commercial which is defined in the OCP as:
Service Commercial (SC) Developments for the provision of business support services and other commercial uses requiring extensive on-site storage. Building densities would be consistent with their provision of the C10 Zone of the Zoning Bylaw. (C10 Zoning attached)
- Total combined 1.16 acre assembly
- Level, easy access property
- All services existing at lot (municipal water/ sewer/ gas/ power)
- Neighboring businesses include The Oriental Market, Yamato's Restaurant, Wickerland, Bed Bath and Beyond, Super 8, Microtel, Days Inn, Comfort Suites, plus smaller, commercial businesses.



OFFER

Purchase price.

Lot(s) sold as package.

\$4,300,000



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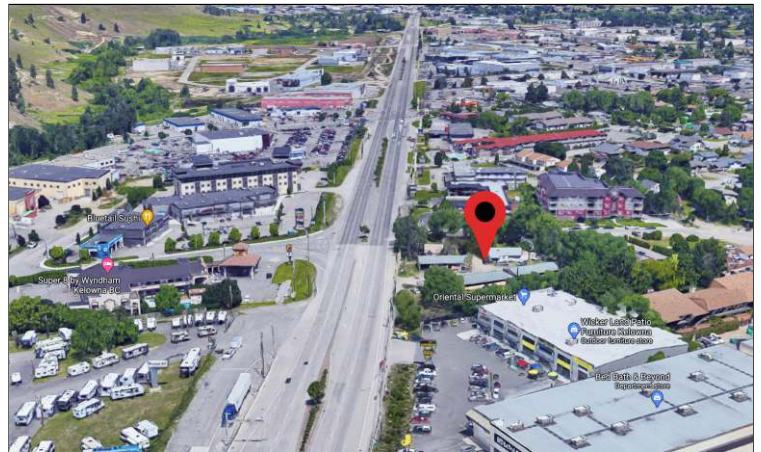
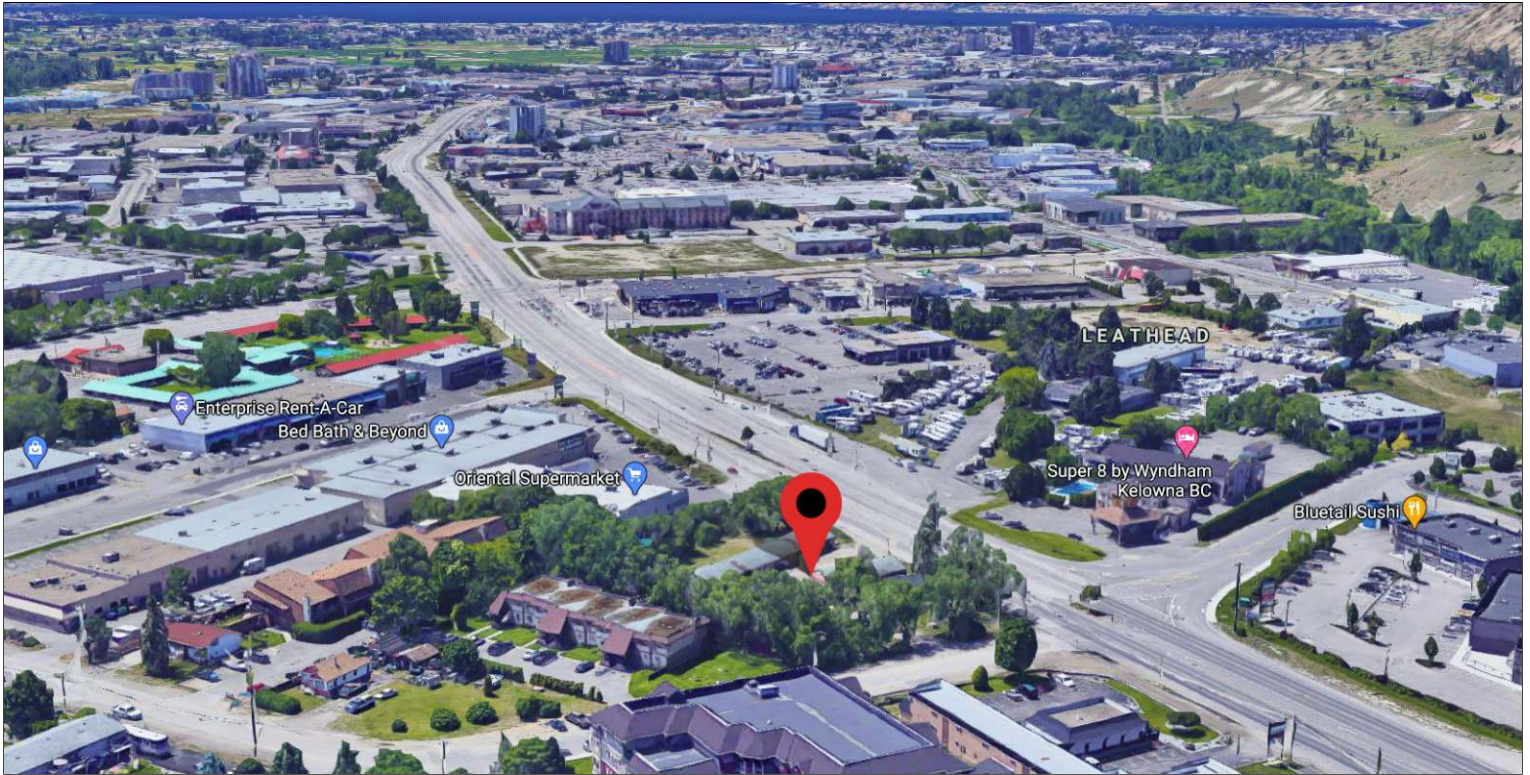
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14.10 C10 – Service Commercial
C10lp – Service Commercial (Liquor Primary)
C10lp/rls – Service Commercial (Liquor Primary/Retail Liquor Sales)

14.10.1 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.

14.10.2 Principal Uses

The **principal uses** in this zone are:

- (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**

14.10.3 Secondary Uses

The **secondary uses** in this **zone** are:

- (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)**

14.10.4 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.

14.10.5 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.

14.10.6 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.