

FOR SALE

INDUSTRIAL INVESTMENT

Warehouse, Retail/ Reception, Office & Fenced Compound



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

11858 Industrial Avenue, Summerland, BC

OPPORTUNITY

Level and fully fenced yard area with 2800 SF of improvement space, with a mix of office, retail/ reception, planning production and full manufacturing production area. Large, roll up loading door at rear with level, grade entry. Ample yard space for equipment and supply storage. Additional 600 SF of residential space on second floor, not currently utilized.

LOCATION

Located 650 meters off Highway 97 in Summerland, British Columbia, this level, rectangular parcel is situated among other, complementing industrial businesses. A prime opportunity for low priced, comparable, industrial land and building, within 30-40 minutes of Kelowna, Penticton and connecting highways to the South Okanagan, Coquihalla connector, Highway 3 and Highway 97 South to the US / CDN border.

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

Royal LePage Kelowna
Brokerage
Independently Owned & Operated

ROYAL LEPAGE

I-1890 Cooper Road Kelowna, BC V1Y 8B7

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LEGAL DESCRIPTION

Plan: 16477, Lot: 10, District Lot: 454, ODYD
PID: 001-580-523
Frontage: 108'2' Depth:

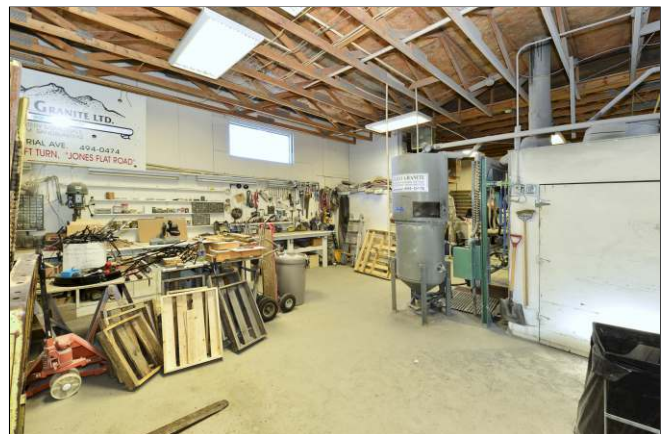
KEY FEATURES

- Constructed in 1976 with additions in 1979 and 1980\
- Situated on 0.49 acres
- Zoned M12 light industrial
- Tenant - Remco Memorials Ltd. Current lease runs through October 14th, 2032. Carefree Triple Net Lease
- Lease review every 5 years with no reduction clause.
- Next review is September 2027
- Stabilized NOI \$24,720.00 Per Annum.
- Rentable area 2800 SF.(main floor only) A second floor containing two bedrooms and a washroom are not calculated nor included in the lease income. Size 600 SF
- Front landscaping
- Site Position Mid-Block
- Rear yard graveled and fenced
- Municipal water, gas and electricity with on-site septic



IMPROVEMENTS

The building is a poured in place, reinforced concrete slab foundation on grade.
Exposed concrete block walls with some brick accents along the main floor and vinyl siding at the second floor.
Wood truss roof with asphalt shingles.



OFFER

Purchase price.

\$699,000

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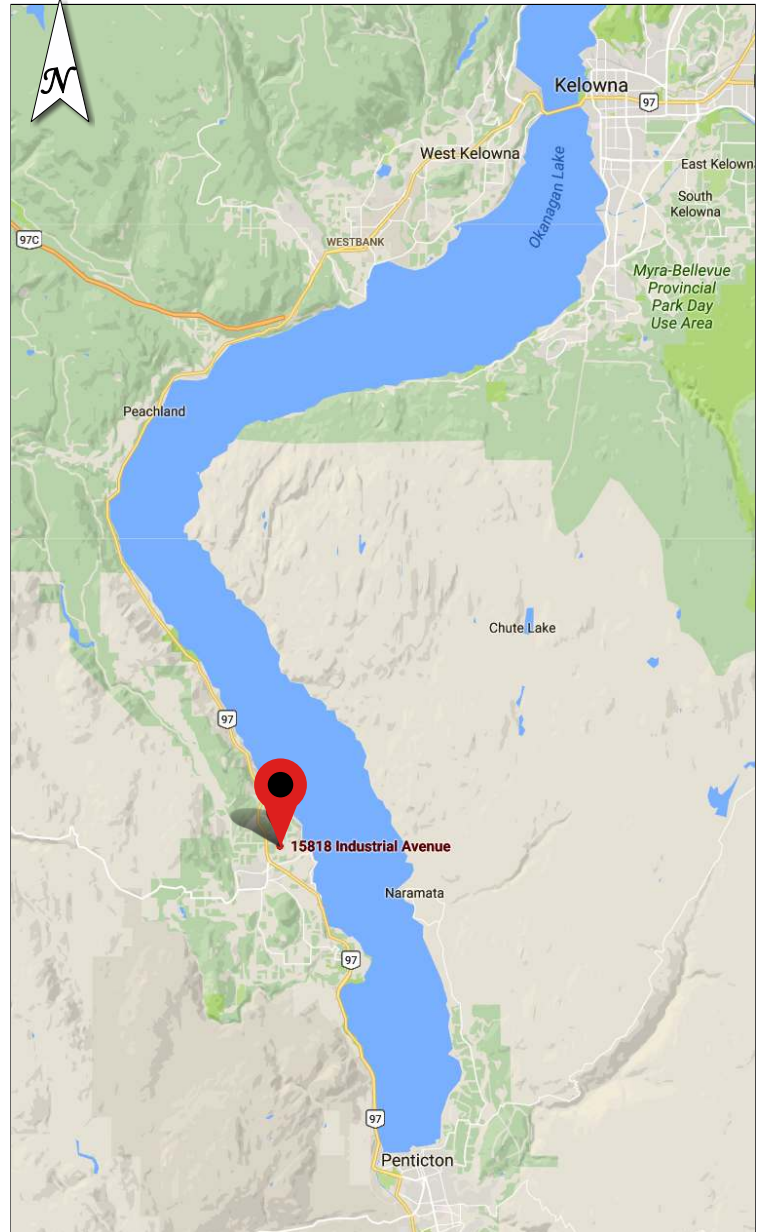
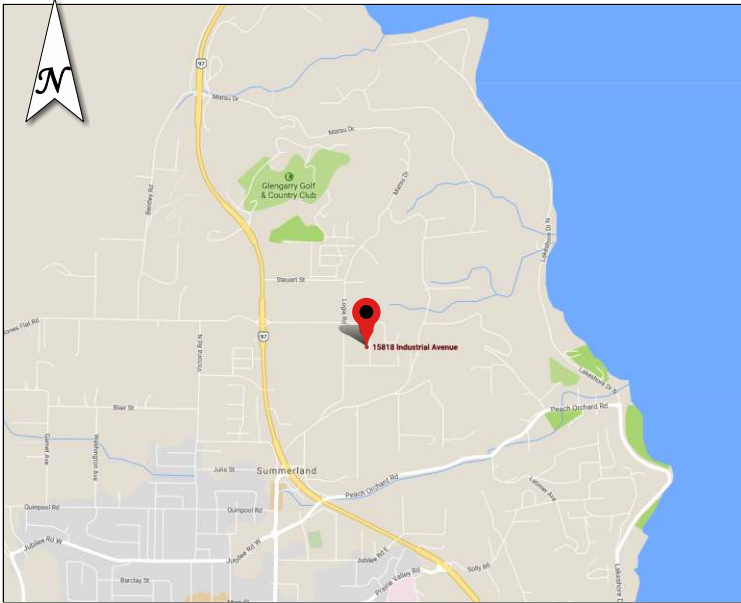
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MUNICIPAL ZONING M1: Light Industrial

Purpose: To provide a zone to accommodate light industrial Uses and the processing of Agriculture Products. Lands must be designated as Light Industrial under the District's Official Community Plan.

Principal Uses:

- (a) Automotive & Equipment Repair Shop;
- (b) Contractor Services, Limited;
- (c) Eating & Drinking Establishment;
- (d) Equipment Rental;
- (e) farm equipment sales and rental;
- (f) Protective & Emergency Services;
- (g) farm supplies, sales & storage;
- (h) indoor manufacturing operations;
- (i) primary & secondary processing of Agriculture Products excluding abattoirs;
- (j) Recycle Drop-Off Centre;
- (k) Recycling Depot;
- (l) research centre and laboratory;

(m) Winery & Cidery;

(n) Brewing & Distilling; and

(o) Commercial Storage.

(p) single detached housing as a permitted use for Lot A, District Lot 2194, ODYD, Plan KAP45982 being 18217 Bentley Road and Lot 1, District Lot 2194, ODYD, Plan 38005 being 18219 Bentley Road, only.

Accessory Uses:

subject to all applicable regulations of this Bylaw:

(a) Accessory Buildings and Structures;

(b) indoor display areas, retail sales areas and/or Office areas; and

(c) Employee Housing.

Subdivision Regulations

Bylaw 2012-017 amended the following - (July 23rd, 2012):

- (a) Minimum Lot Area (with sewer service) 1,800m²
- (b) Minimum Lot Area (without sewer service) 1.0ha
- (c) Minimum Lot Width 30.0m

Development Regulations:

- (a) Maximum Lot Coverage 60 percent

Siting Regulations:

12.1.6 Siting Regulations – Principal & Accessory Uses

(a) Minimum Front Setback 7.0m

(b) Minimum Rear Setback 0.0m

(c) Minimum Side Setback (Interior) 5.0m

(d) Minimum Side Setback (Exterior) 5.0m

(e) Maximum Height The lesser of 12.0m or 2 Storeys

(f) Notwithstanding Section 12.1.6 (b), where the Rear Yard Abuts any zone other than an industrial zone, the Rear Yard Setback shall be 7.5m.

(g) Notwithstanding Section 12.1.6 (c), where one Interior Side Setback measures at least 5.0m, the other Interior Side Setback may be reduced to 0.0m, provided that it Abuts an industrial zone.

Other Regulations:

- (a) Eating & Drinking Establishments shall have a maximum Gross Floor Area of 100m² and shall not include Premises licensed under the Liquor Control and Licensing Act.
- (b) Indoor display areas, retail sales areas and/or Office areas shall occupy no more than 25 percent of the Gross Floor Area devoted to the Principal Use.
- (c) Employee Housing shall be limited to one (1) Dwelling unit per Lot or Development Site, which may include:
 - (i) one Apartment situated within the principal Building; or
 - (ii) one Manufactured Home, if on a site greater than 2.0ha.
- (d) Where a Lot zoned M1 Abuts Lots zoned for non-industrial Uses, no Use shall direct illumination, light, or glare beyond the boundary of the Lot on which the Use is located.
- (e) In addition to the regulations listed above, other regulations may apply. These include Section 4: General Regulations, Section 5: Landscaping and Screening Regulations, Section 6: Parking and Loading Regulations, and Section 7: Specific Use Regulations.

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