

CORNER RETAIL LOCATION FOR LEASE:

1853 Spall Road, Kelowna (*at Spall*)



**TREEHOUSE INTERIORS DOWNSIZING!
EXCEPTIONAL PARKING!
CENTRAL CORNER LOCATION!**



FOR MORE INFORMATION PLEASE CONTACT:

Corporate Accord Realty LTD.

Commercial & Investment Real Estate Services

Peter Bouchard, B.Comm.
Managing Broker, Commercial Realtor

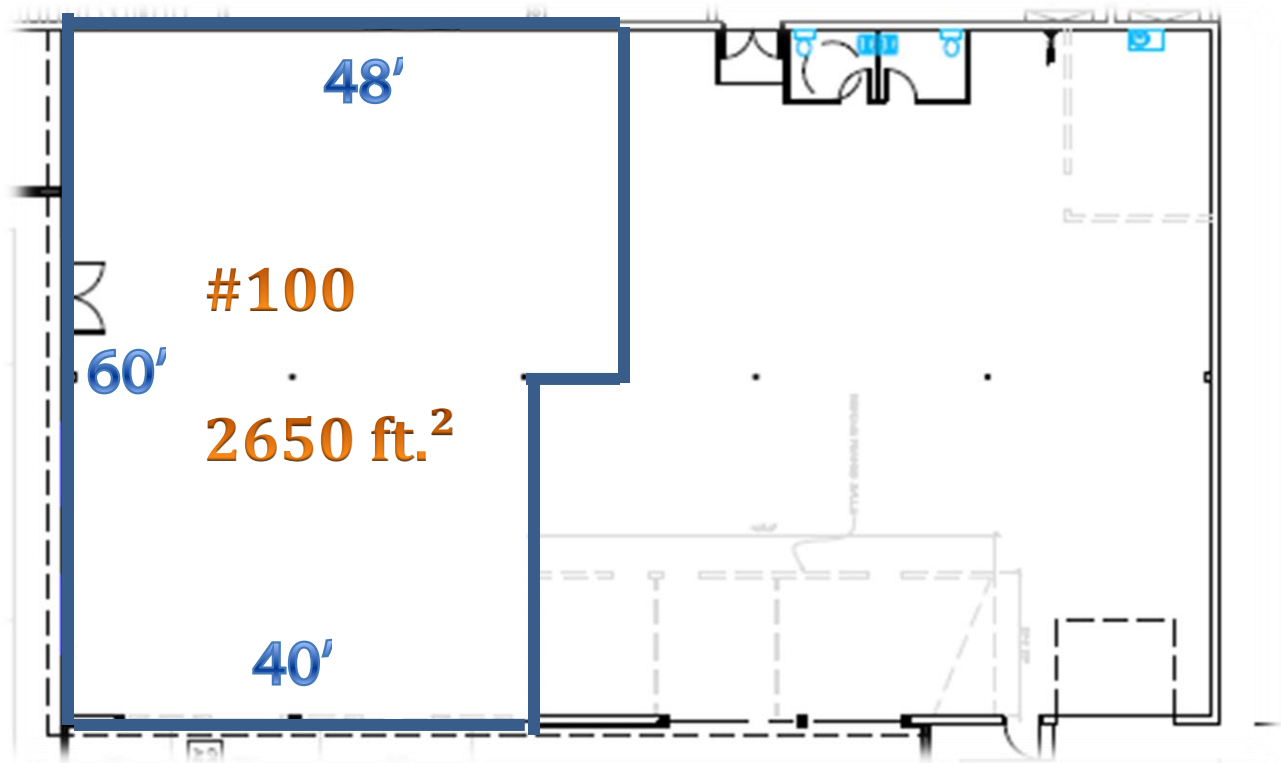
E: Peter@CorpAccord.com T: 250.470.9551 F: 250.764.4001 W: www.CorpAccord.com

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EXCELLENT LEASE VALUE:

Suite	Approx. Size (SF)	Base Rent (per SF per YR)	Est. Triple Net (per SF per YR)	Total Rent (per MO)	Additional Costs
100 (corner)	2650 ft. ²	\$16.75	\$3.97	\$4575	GST & Util.

FLOORPLAN:



SPALL ROAD

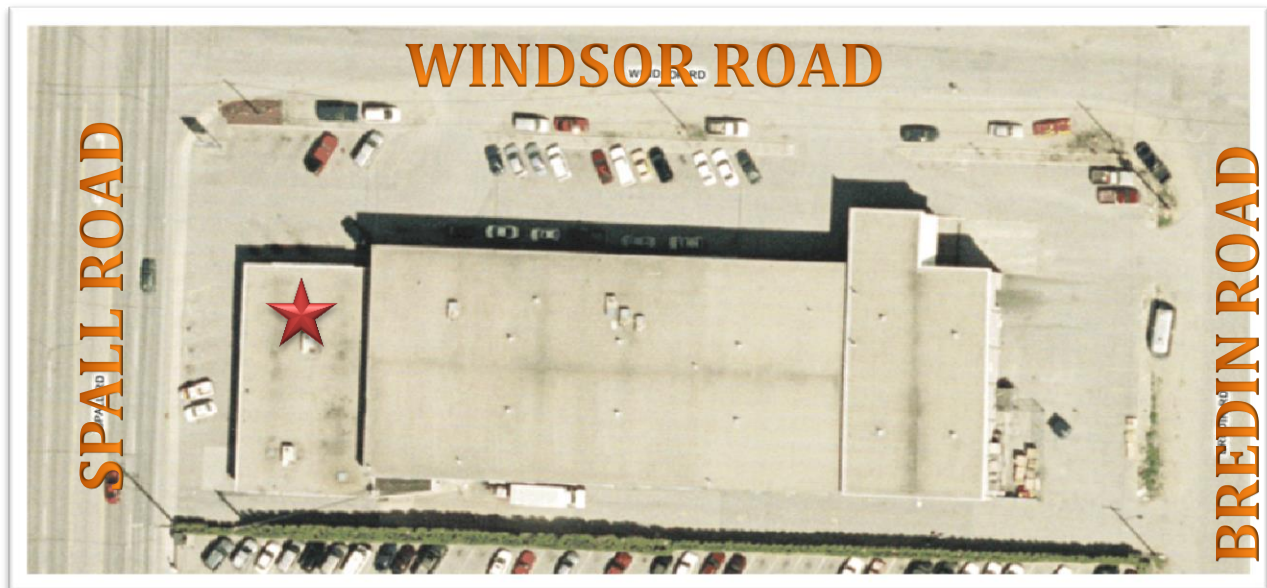
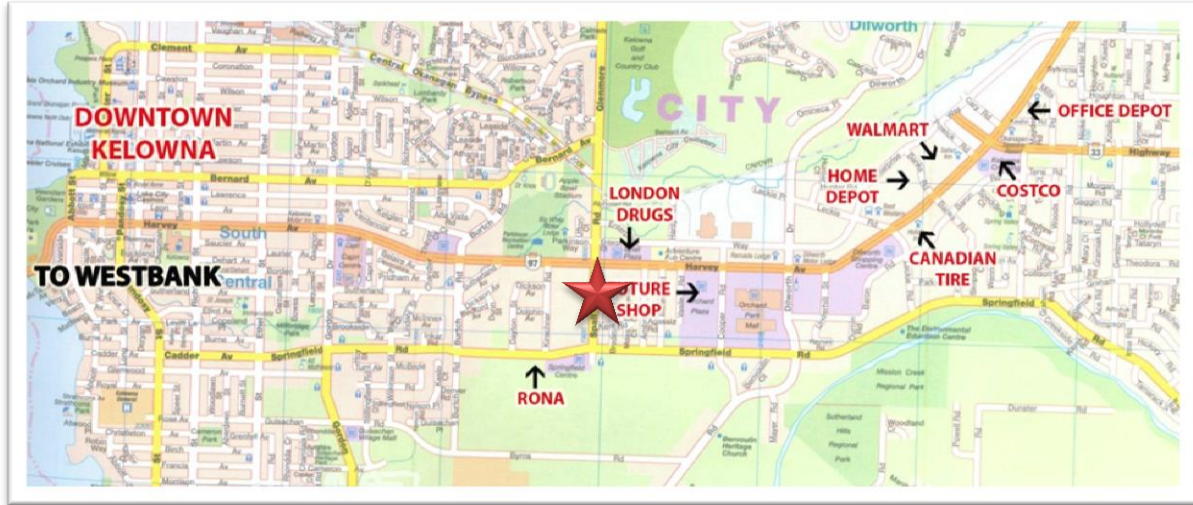
EXECUTIVE SUMMARY:

- Opportunity:** *2650SF for lease with exceptional access and extensive on-site parking. This area features a newer roof with high insulation value in roof and walls*
- Location:** *On the Southeast corner of Spall Road and Windsor Road - Highly visible building located on busy Spall road in central Kelowna*
- Legal Address:** *Lot 4, District Lot 129, Plan 20128, O.D.Y.D.*
- Zoning:** *C10*
- Lot Size Est.:** *1.73 acres*
- Building:** *Extensive renovations were completed in last five years to create a very attractive and modern furniture showcase.*
- Construction includes poured concrete slab on engineered concrete footings, concrete block construction, extensive double glazed metal frame windows, 1200 amp panel, one washroom, sealed concrete floors painted drywall walls.*
- This grade level site features large paved customer parking area as well as on-site yard storage.*

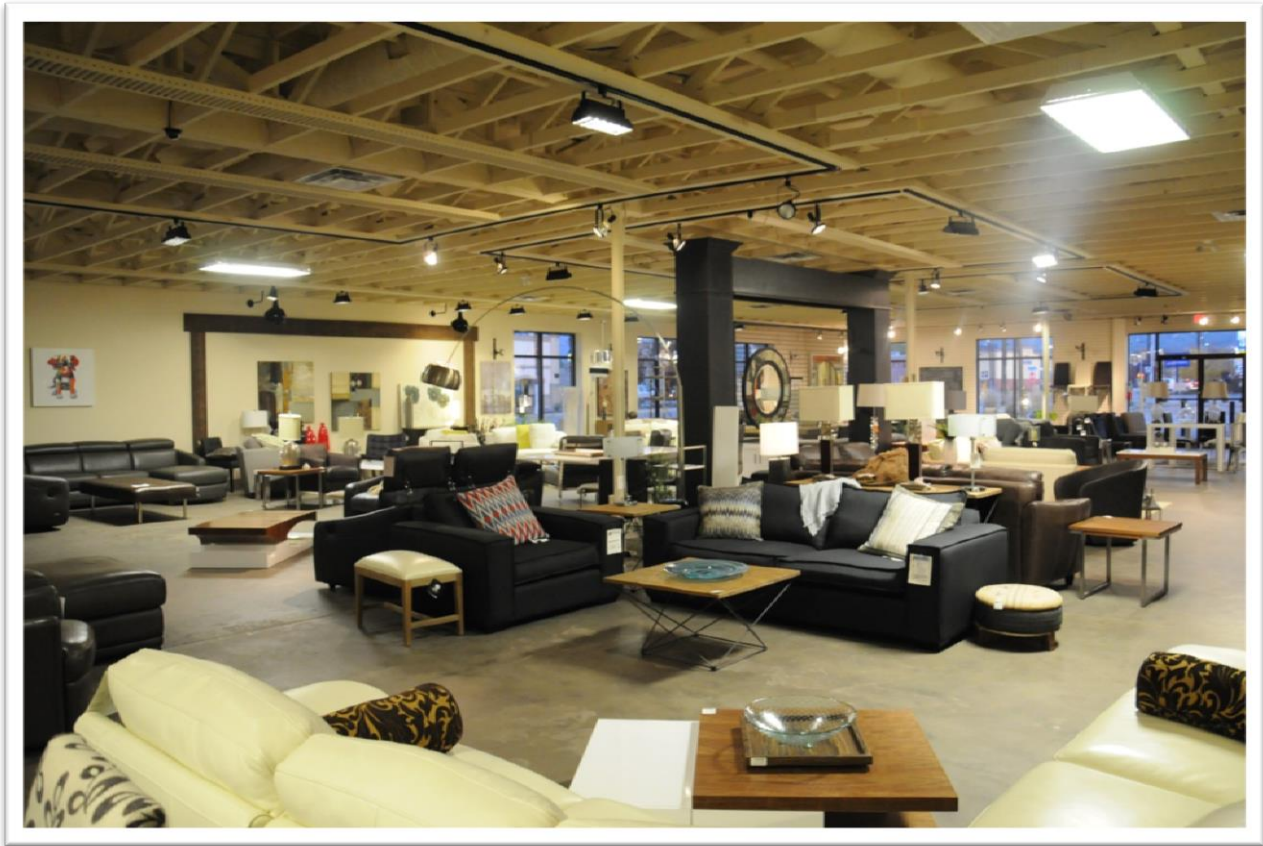


GREAT CENTRAL KELOWNA LOCATION:

ON SPALL / WINDSOR NEAR HIGHWAY 97N



PHOTOGRAPHS:



ZONING

14.10 C10 – Service Commercial

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) **broadcasting studios**
 - (i) **business support services**
 - (j) **care centres, major**
 - (k) **commercial schools**
 - (l) **commercial storage**
 - (m) **community recreation services**
 - (n) **convenience vehicle rentals**
 - (o) **equipment rentals**
 - (p) **emergency and protective services**
 - (q) **flea markets**
 - (r) **fleet services**
 - (s) **food primary establishment**
 - (t) **funeral services**
 - (u) **gas bars**
 - (v) **government agencies**
 - (w) **greenhouses and plant nurseries**
 - (x) **household repair services**
 - (y) **liquor primary establishment, major (C10lp and C10lp/rls only)**
 - (z) **non-accessory parking**
 - (aa) **offices, construction and development industry**
 - (bb) **participant recreation services, indoor**
 - (cc) **pawnshop**
 - (dd) **private clubs**
 - (ee) **rapid drive-through vehicle services**
 - (ff) **recycled materials drop-off centres**
- City of Kelowna Consolidated Zoning Bylaw No. 8000*
- Section 14 – Commercial Zones Revised April 19, 2010
C10-2
C10lp-2
C10lp/rls-2
- (gg) **retail stores, service commercial**
 - (hh) **service stations, minor**
 - (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**

(oo) **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.