

WAREHOUSE FOR LEASE

105 – 950 Alsgard Road, Kelowna

- 1500sf of warehouse
- office, bonus mezzanine
- Bay door at grade | H/C Washroom
- Common Dock loading now available
- Size allows generous parking | I2 Zoning (see attached)
- Available April/May 2022

Deemed Size (ft. ²)	Year 1 Base Rent (/sf/yr)	Year 1 Triple Net (/sf/yr)	Year 1: "All In" Rent Per Month*	Additional costs	Bay Door
1500	\$18.00	\$4.25	\$2781	GST & Utilities	1 x 14'h x 12'w

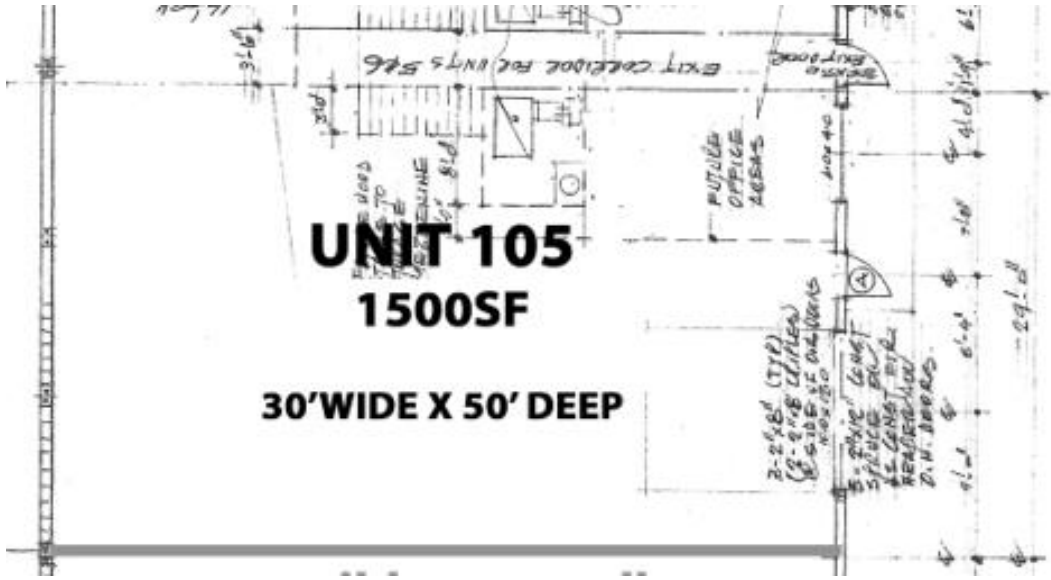


Peter Bouchard, B.Comm. (UREC)
Peter@CorpAccord.com
250.470.9551

Corporate Accord Realty Ltd.
500 Sarsons Road,
Kelowna, BC Canada V1W 1C2

www.CorpAccord.com

Plan

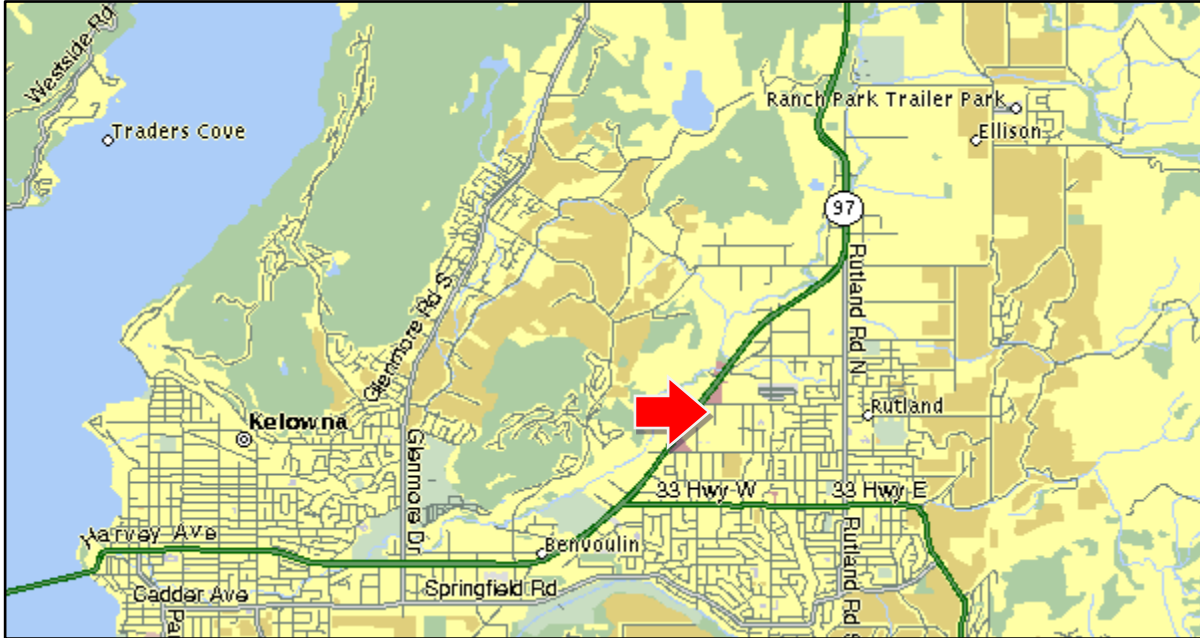


PARKING AREA

Interior



CENTRAL KELOWNA LOCATION:



15.2 I2 – General Industrial

15.2.1 Purpose

The purpose is to provide for **general industrial uses**.

15.2.2 Principal Uses

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

BL9348 added animal clinics, major and renumbered subsequent paragraphs

- (a) animal clinics, major
- (b) auctioneering establishments
- (c) automotive and equipment repair shops
- (d) automotive and minor recreation vehicle sales/rentals
- (e) bulk fuel depots
- (f) commercial storage
- (g) contractor services, general
- (h) contractor services, limited
- (i) convenience vehicle rentals
- (j) custom indoor manufacturing

BL8960 deleted eating & drinking establishments, minor

BL8800 added a new paragraph (k) and renumbered the subsequent paragraphs

- (k) emergency and protective services
- (l) equipment rentals
- (m) fleet services

BL8960 added the following food primary use:

- (n) food primary establishment
- (o) gas bars
- (p) general industrial uses
- (q) household repair services

BL8960 added the following liquor primary use:

- (r) liquor primary establishment, minor
- (s) outdoor storage
- (t) participant recreation services, indoor

BL9120 added private clubs and renumbered the subsequent paragraphs:

- (u) private clubs
- (v) rapid drive-through vehicle services
- (w) recycling depots
- (x) recycled materials drop-off centres
- (y) service stations, minor
- (z) service stations, major
- (aa) truck and mobile home sales/rentals
- (bb) utility services, minor impact
- (cc) vehicle and equipment services, industrial
- (dd) warehouse sales

15.2.3 Secondary Uses

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

- (a) residential security/operator unit
- (b) care centres, major