

# WAREHOUSE FOR LEASE

## 6 - 3304 Appaloosa Road, Kelowna, BC

- 1519 sf strata warehouse (with 18+’ shop ceiling) all on main floor
- Includes washroom and 15’ x 17’ office otherwise open layout
- 200amp 3PH power | 12’ x 14’ bay door
- 3 parking stalls and one loading stall
- Zoned I1 for a variety of uses including most warehouse uses (see last pages)

Main Floor (ft. <sup>2</sup> )	Base Rent* (/sf/yr)	Deemed Triple Net* (/sf/yr)	"All In" Rent Per Month**	Excluded (ft. <sup>2</sup> )
1519	\$17.00	\$6.50	<b>\$2974</b>	Utilities and GST

\* Base rent increases 3% per year to cover inflation

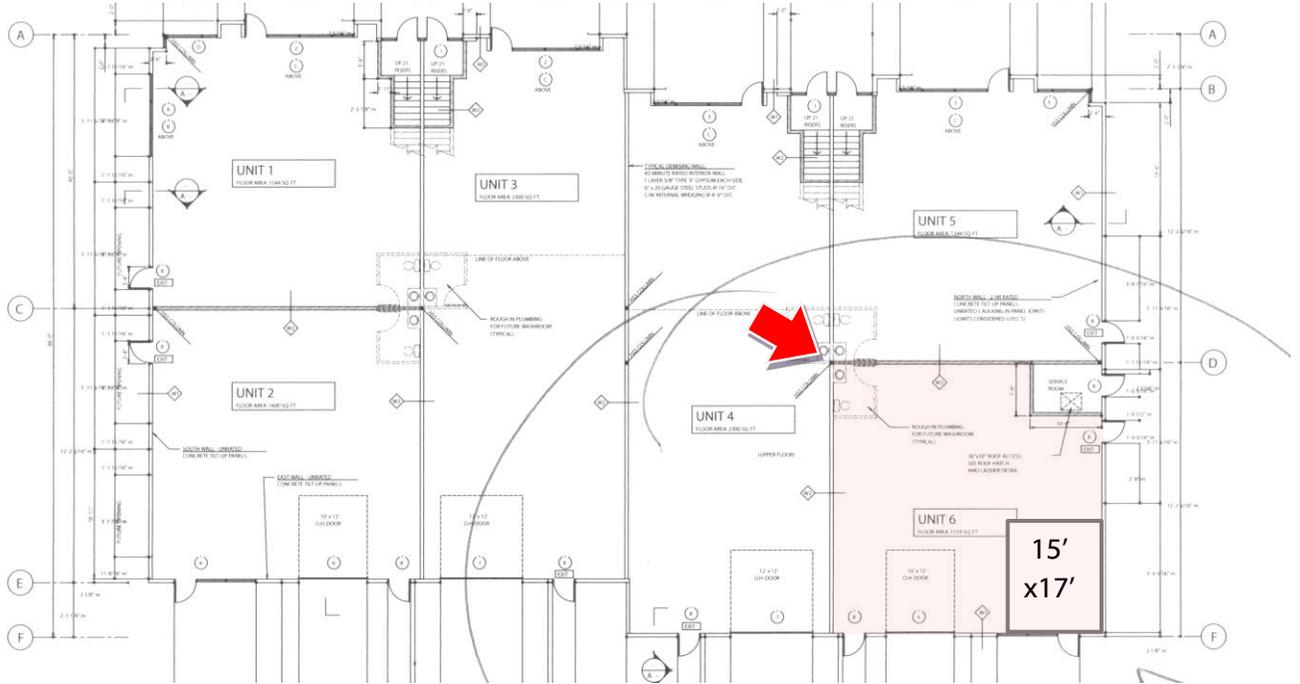


**Cameron Bouchard, B.Comm.**  
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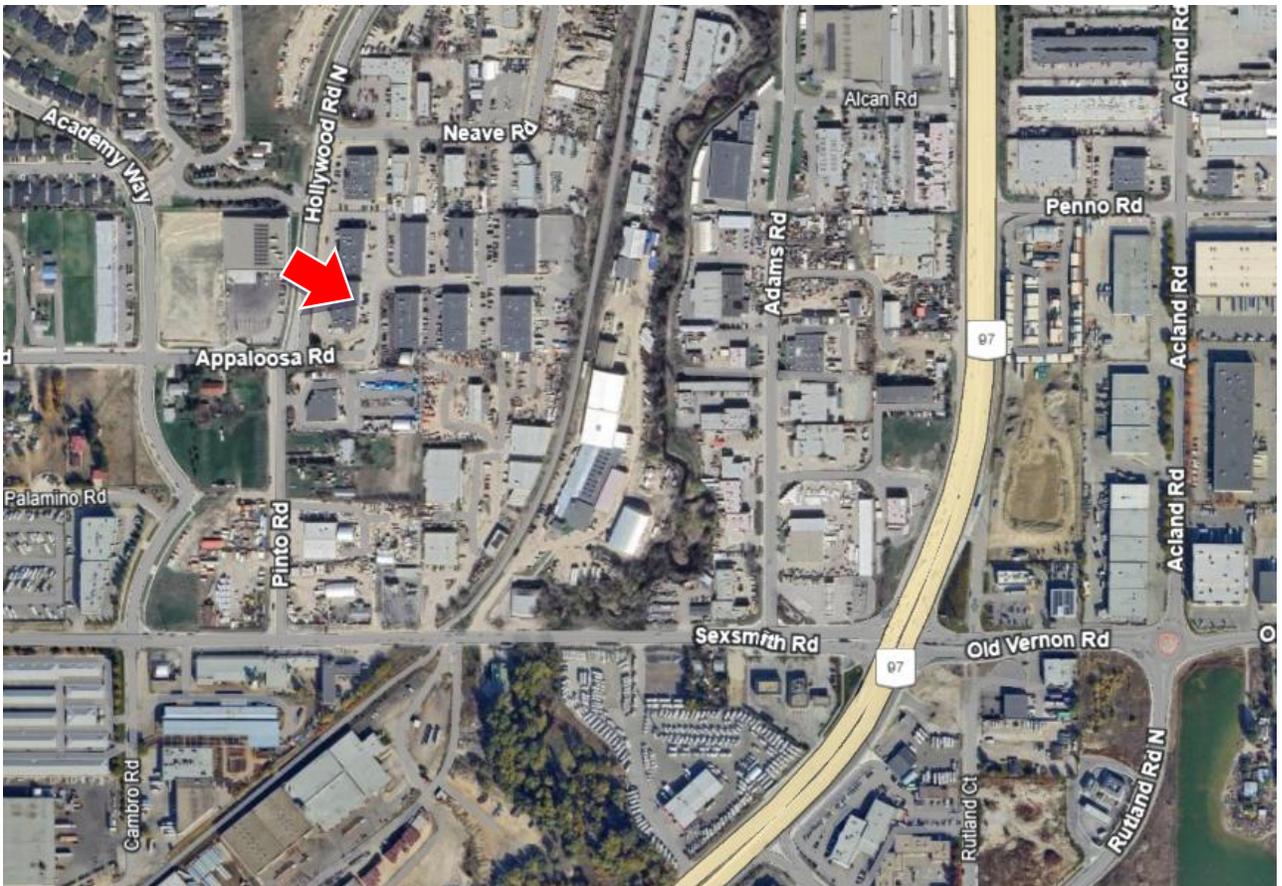
**Peter Bouchard, B.Comm.**  
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# Strata plan



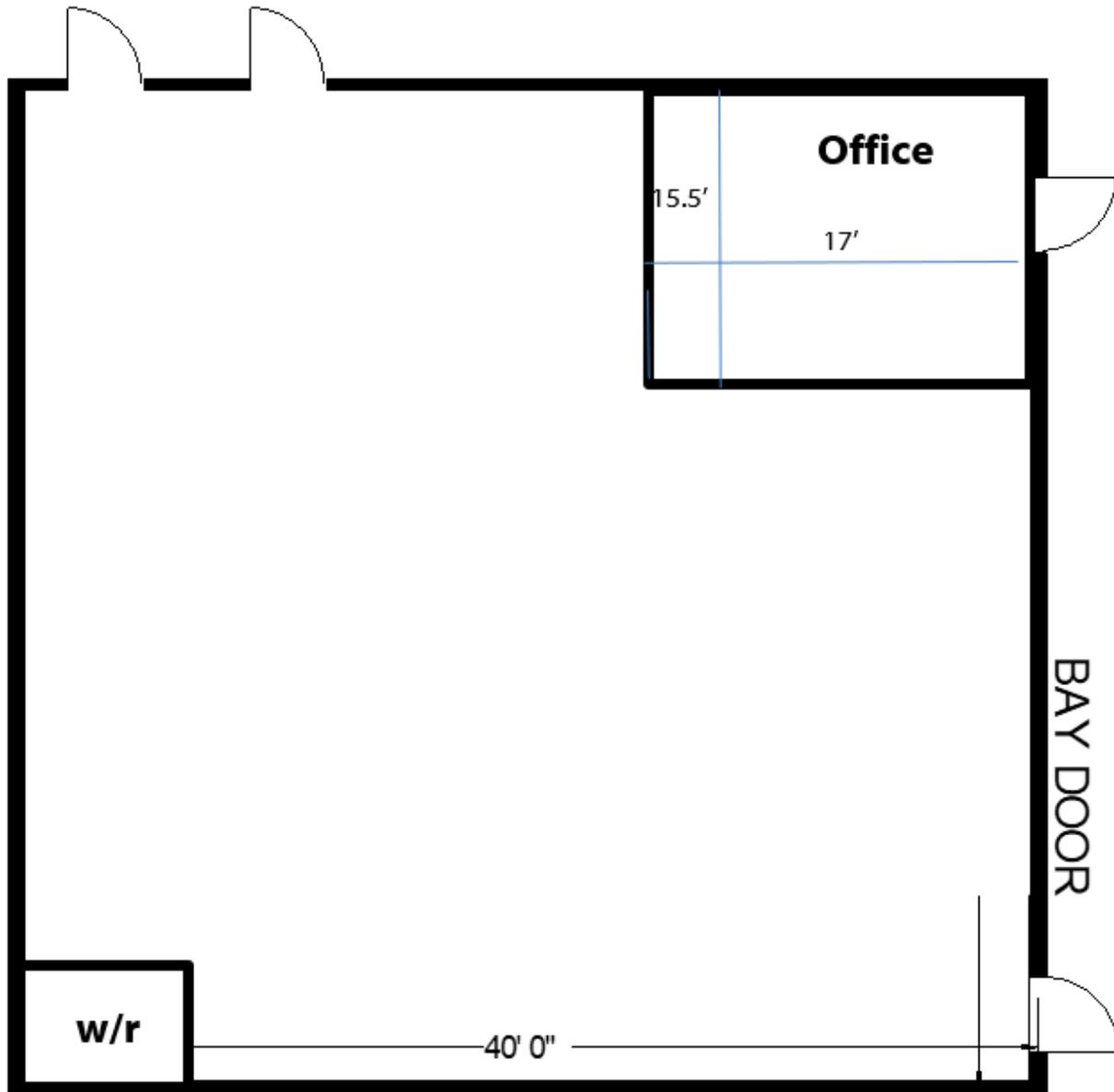
Two minutes off Highway 97



# Approximate Floorplans (Measurements not guaranteed)

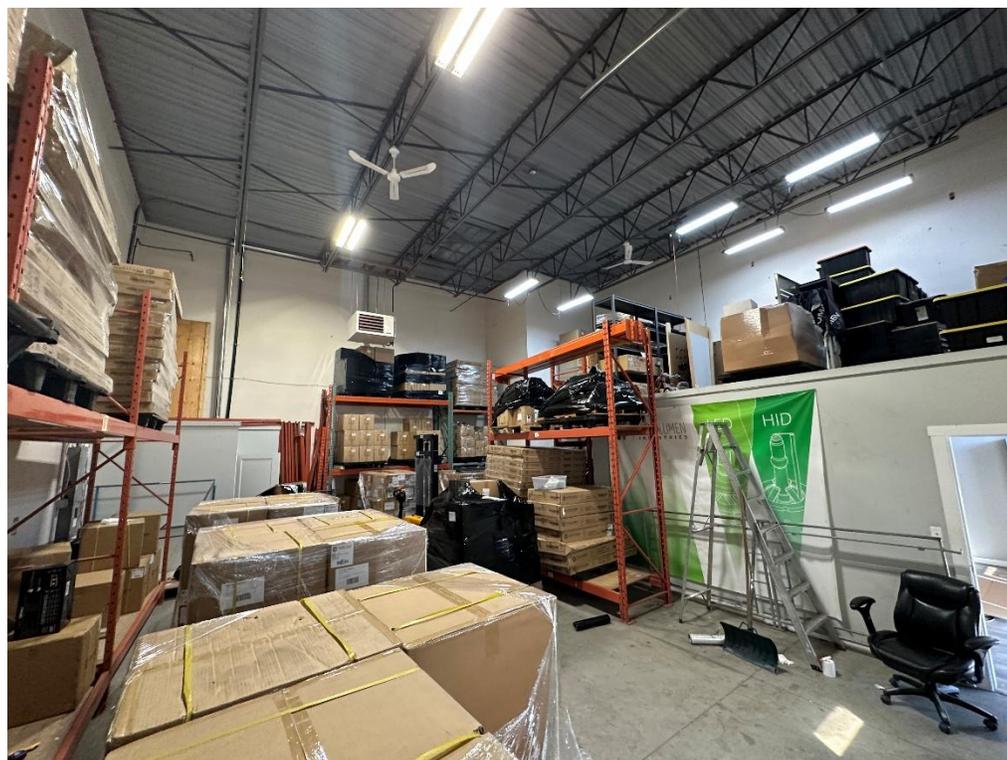
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please verify any important measurements independently



# Warehouse

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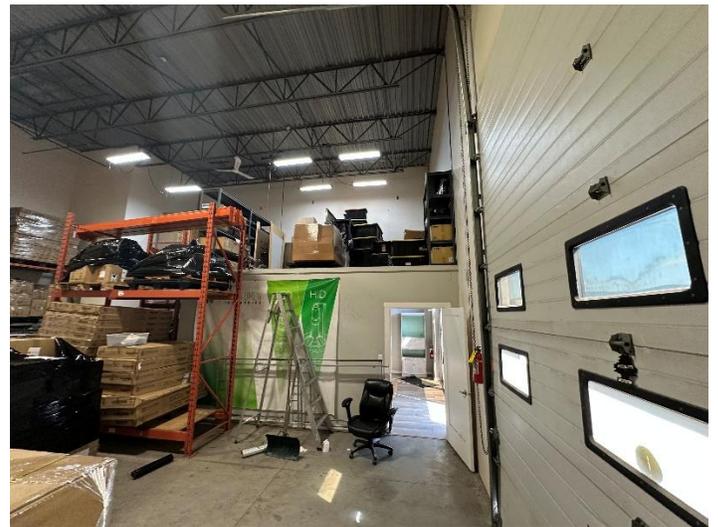
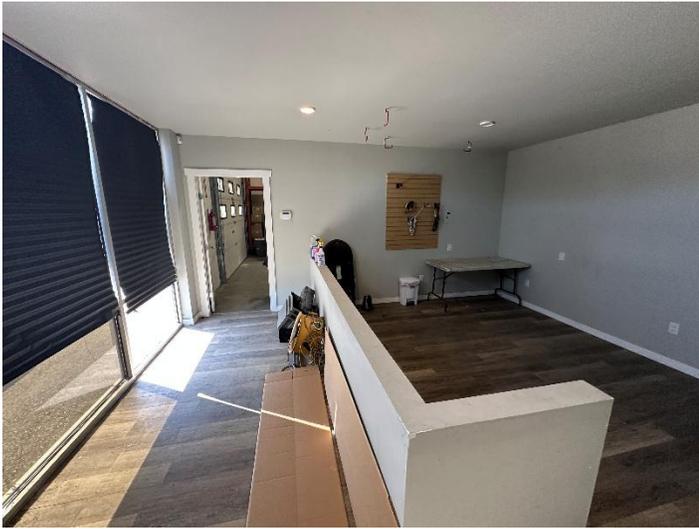
# Warehouse: Continued

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# Main Entranceway and Office Area

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# Parking/Loading Area

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# I1 Zoning Uses Per Bylaw 12375 (Subject to Change)

	Uses	Zones											
		(P' Principal Use, 'S' Secondary Use, 'I' Intensity)											
		C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3
1	Accessory Buildings or Structures	S	S	S	S	S	S	S	S	S	S	S	S
2	Agriculture, Urban	S	S	S	S	S	S	S	S	S	S	S	S
3	Alcohol Production Facility	-	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>
4	Animal Clinics, Major	-	P	P	P	P	P	P	P	P	P	P	P
5	Animal Clinics, Minor	P	P	P	P	P	P	P	P	P	P	P	P
6	Apartment Housing	P <sup>.6</sup>	P <sup>.6</sup>	P	P	P	P	P	P	P	-	-	-
7	Auctioneering Establishments	-	P	-	-	-	-	-	-	-	-	P	-
8	Automotive & Equipment	-	P	-	-	-	-	-	-	-	-	P	-
9	Automotive & Equipment, Industrial	-	-	-	-	-	-	-	-	-	-	P	P
10	Boat Launches	-	-	-	-	-	-	-	-	-	-	-	-
11	Boat Storage	-	-	-	S <sup>.13</sup>	-	-	-	-	-	P	P	-
12	Bulk Fuel Depot	-	-	-	-	-	-	-	-	-	-	P	P
13	Cannabis Production Facilities	-	-	-	-	-	-	-	-	-	P	P	P
14	Cemeteries	-	-	-	-	-	-	-	-	-	-	-	-
15	Child Care Centre, Major	P	P	P	P	P	P	P	P	P	P	-	-
16	Child Care Centre, Minor	S	S	S	S	S	S	S	S	S	-	-	-
17	Commercial Storage	-	P	-	-	-	-	-	-	-	P	P	-
18	Concrete and Asphalt Plants	-	-	-	-	-	-	-	-	-	-	-	P
19	Cultural and Recreation Services	P	P	P	P	P	P	P	P	P	P	-	-
20	Detention and Correction Services	-	-	-	-	-	-	-	-	-	-	-	-
21	Docks	-	-	-	-	-	-	-	-	-	-	-	-

	Uses	Zones											
		(P' Principal Use, 'S' Secondary Use, 'I' Intensity)											
		C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3
22	Drive Throughs	-	P <sup>.14</sup>	-	-	-							
23	Education Services	-	P	P	P	P	P	P	P	P	-	-	-
24	Emergency and Protective Services	P	P	P	P	P	P	P	P	P	P	P	-
25	Exhibition and Convention Facilities	-	-	-	-	P	P	P	P	P	-	-	-
26	Fleet Services	-	P	-	-	-	-	-	-	-	-	P	-
27	Food Primary Establishment	P <sup>.5</sup>	P	P	P	P	P	P	P	P	P <sup>.5</sup>	P <sup>.5</sup>	-
28	Gaming Facilities	-	-	-	-	P <sup>.8</sup>	P <sup>.8</sup>	-	-	-	-	-	-
29	Gas Bar	P <sup>.12</sup>	P <sup>.12</sup>	-	P <sup>.12</sup>	-	P <sup>.12</sup>	-					
30	General Industrial Use	-	-	-	-	-	-	-	-	-	P	P	-
31	Greenhouses and Plant Nurseries	P	P	-	-	-	-	-	-	-	-	-	-
32	Group Home	-	-	-	-	-	-	-	-	-	-	-	-
33	Health Services	P	P	P	P	P	P	P	P	P	-	-	-
34	Home-Based Business, Major	-	-	S <sup>.10</sup>	-	-	-						
35	Home-Based Business, Minor	-	-	S	S	S	S	S	S	S	-	-	-
36	Hospitals	-	-	-	-	-	-	-	-	-	-	-	-
37	Hotels / Motels	-	P	P	P	P	P	P	P	P	-	-	-
38	Liquor Primary Establishment	P <sup>.4,5</sup>	P <sup>.4</sup>	P <sup>.5</sup>	P <sup>.5</sup>	-							
39	Marinas	-	-	-	-	-	-	-	-	-	-	-	-
40	Moorage, Permanent	-	-	-	-	-	-	-	-	-	-	-	-
41	Moorage, Temporary	-	-	-	-	-	-	-	-	-	-	-	-
42	Natural Resource Extraction	-	-	-	-	-	-	-	-	-	-	-	-
43	Non-Accessory Parking	-	P	P	P	P	P	P	P	P	-	P	-
44	Offices	P <sup>.6</sup>	P <sup>.6</sup>	P	S	P	P	P	P	P	-	-	-

	Uses	Zones (‘P’ Principal Use, ‘S’ Secondary Use)											
		C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	
45	Outdoor Storage	-	-	-	-	-	-	-	-	-	-	-	P
46	Parks	-	-	S	S	S	S	S	S	S	-	-	-
47	Participant Recreation Services, Indoor	P	P	P	P	P	P	P	P	P	P	P	P
48	Participant Recreation Services, Outdoor	-	-	-	P	-	-	-	-	-	-	-	-
49	Personal Service Establishment	P	P	P	P	P	P	P	P	P	-	-	-
50	Professional Services	P	P	P	P	P	P	P	P	P	-	-	-
51	Recreational Water Activities	-	-	-	-	-	-	-	-	-	-	-	-
52	Recycling Depots	-	-	-	-	-	-	-	-	-	-	-	P
53	Recycling Drop-Offs	P	P	P	P	P	P	P	P	P	P	P	P
54	Recycling Plants	-	-	-	-	-	-	-	-	-	-	-	-
55	Religious Assemblies	P	P	P	P	P	P	P	P	P	-	-	-
56	Residential Security / Operator Unit	S	S	-	-	-	-	-	-	-	S	S	-
57	Retail	P	P	P	P	P	P	P	P	P	-	-	-
58	Retail Cannabis Sales	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	S <sup>9</sup>	S <sup>9</sup>	-
59	Secondary Suite	-	-	-	-	S <sup>15</sup>	-	-	-				
60	Single Detached Housing	-	-	-	-	P	P	P	P	P	-	-	-
61	Spectator Sports Establishments	-	-	-	-	P	P	P	P	-	-	-	-
62	Stacked Townhouses	-	-	P	P	p <sup>11</sup>	-	-	-				
63	Temporary Shelter Services	-	P	P	P	P	P	P	P	P	-	-	P
64	Townhouses	-	-	P	P	p <sup>11</sup>	-	-	-				
65	Utility Services, Infrastructure	-	-	-	-	-	-	-	-	-	-	-	-
66	Warehousing	-	P	-	-	-	-	-	-	-	P	P	-
67	Wrecking Yards	-	-	-	-	-	-	-	-	-	-	-	-