DOWNTOWN CORNER BUILDING FOR SALE:

1610 Bertram Street, Kelowna, BC

On the corner of Bertram Street and Lawrence Avenue, just North of Hwy 97N.

Grande Place Features

- Two-Storey corner downtown commercial building with redevelopment upside!
- Gross building area of 10,784sf± (5,084sf± on main floor and 5,700sf± on second floor)
- 8,919sf± of Leasable Area[1], with a diversified tenant mix of eight tenants.
- 6,150sf lot size with four onsite parking stalls, easily accessible from Hwy 97N.
- Close proximity to Bertram Multiuse Overpass, to provide substantial future foot traffic.
- Zoned UC1, allows potential for developments up to 26 storeys and FAR of 7.1.
- $95,512± estimated Net Annual Income (see next page)
- **Offered at $2,990,000 | $486/sf± (land area) | $335/sf± (Leasable Area[1])**

Corporate Accord Realty

Cameron Bouchard, B.Comm.
Owner | Commercial Realtor
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www.CorpAccord.com | 500 Sarsons Road, Kelowna, BC V1W 1C2

Executive Summary

OFFER PROCESS *MLS# 10332063*	Offers evaluated at time of arrival Email offers to cam@corpaccord.com
CIVIC ADDRESS	1610 Bertram Street, Kelowna, BC V1Y 2G4
VENDOR	Peter Grande Place Ltd.
LEGAL DESCRIPTION & PID	Lot A, DL 139, O.D.Y.D., Plan KAP22539, PID 004-980-492
LOT SIZE	0.14± acre | 6,150sf±
REVENUES[2] *(2025)*	$165,264± | $18.53 psf of Leasable Area[1]
LESS BUDGETED EXPENSES *(2025)*	-$72,254± | -$8.10 psf of Leasable Area[1]
RESULTING EST. NET INCOME (2025)	$93,010± | $10.43 psf of Leasable Area[1]
OCCUPANCY AND LEASE EXPIRY	Nice income upside once rents adjust to market rates - the average net rent as calculated above is only $10.43± psf of Leasable Area[1]
APPROX: FRONTAGE & DEPTH	Bertram Street frontage: 120ft± | depth: 51ft±
APPROX. LEASABLE FLOOR AREA	8,919sf± Total based on 3,879sf± on main floor, 5,041sf± on second floor[1]
CURRENT ZONING	UC1 (described herein), zoning indicates potential for 26 storeys, and FAR 7.1

[1] Estimated Leasable Areas may vary from Lease & adds est. walls area to Matterport scan data

[2] Gross rent is calculated as annualizing the gross pre-GST expected collections in April 2025

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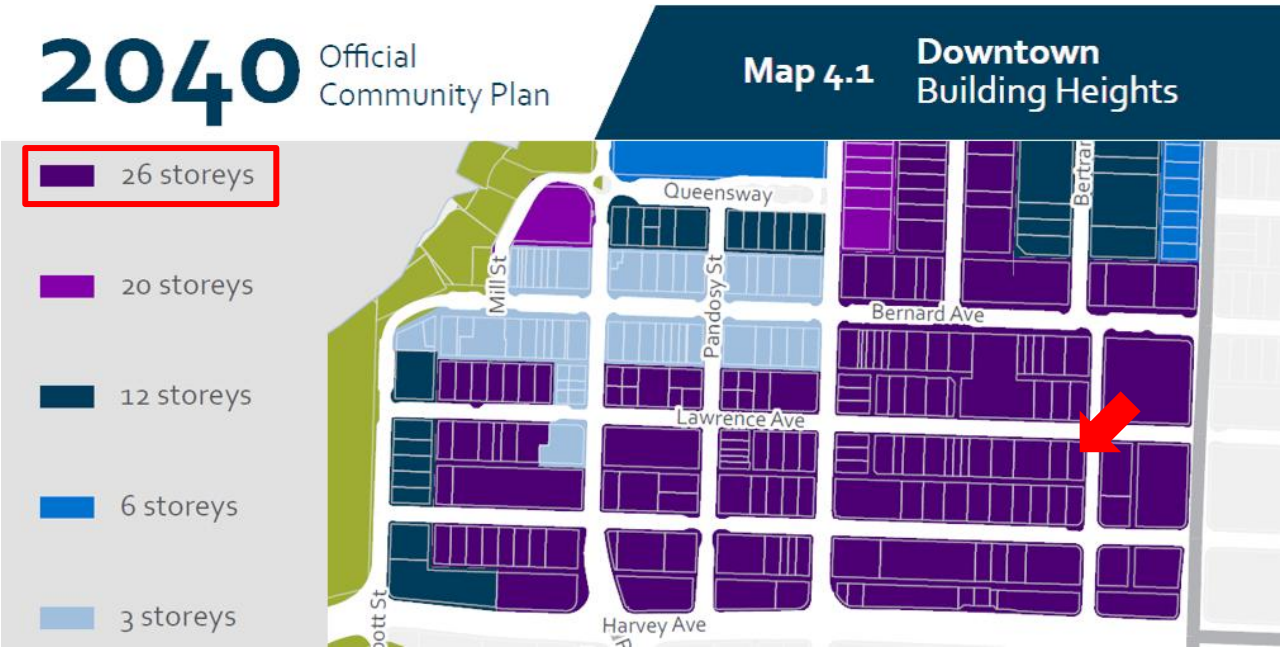
Exceptional Corner Downtown Redevelopment Location:

Exerpt from the 2040 Official Community Plan, as of 01/10/2025



Exerpt from the Zoning Bylaw #12375 Section 14.14, as of 01/10/2025

Section 14.14 Density and Height

FAR = floor area ratio / GFA = gross floor area / m = metres / m2 = square metres

Min. Density (if applicable) & Max. Base Density FAR .1, .7	Max. Public Amenity & Streetscape Bonus FAR	Max. Rental or Affordable Housing Bonus FAR	Max. Base Height .1, .7, .14	Max. Height with Bonus FAR
For areas identified as 26 storeys and up = 7.2 FAR .9	For areas identified as 26 storeys = 1.5 additional FAR .3	For rental only projects or projects with affordable housing .3 that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey .10	For areas identified as 26 storeys and up = 26 storeys & 95.0 m	For areas identified as 26 storeys = 14 additional storeys & 52.0 m .3

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Close Proximity to New Bertram Multiuse Overpass:

The $12.1 million Bertram Multiuse Overpass will extend off Bertram Street (just one block south from the Property) and connect to Rowcliffe Park via the Central Green residential development. The overpass is expected to improve the connectivity to transit, employment, businesses, parks, services and amenities for people working and living on both sides of Highway 97N.

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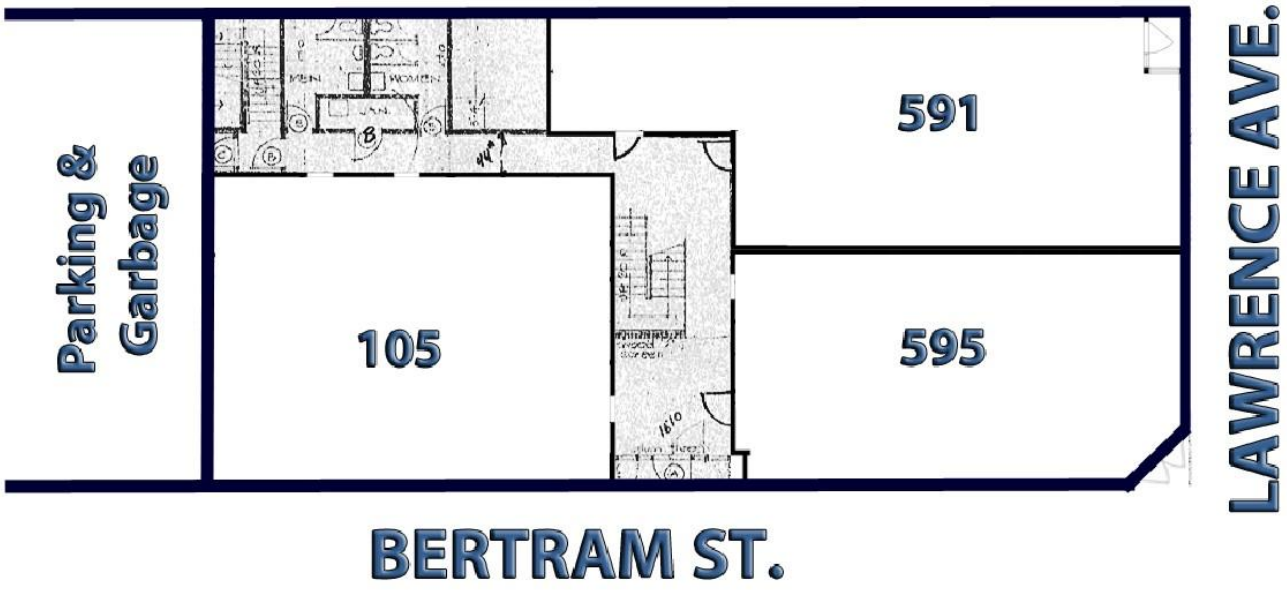
Main Floor Plan and Tenant Summary:

Unit	Tenant	Term	Leasable Area sf±[1]	Expiry Year	Gross Rent per sf±[2]	Gross Rent per Year±[2]
595	Amici's Hair and Body Spa	2 Years	1165	2026	**CONTACT US FOR DETAILED RENT ROLL (250)-300-3658**	
105	Network Zoo Ltd.	5 years	1328	2026		
591	Loaves and Fishes[3]	2 years	1386	2027		
TOTAL			**3879**			**$78,010**

[1] Estimated Leasable Areas may vary from Lease & adds est. walls area to Matterport scan data

[2] Gross rent is calculated as annualizing the gross pre-GST expected collections in April 2025

[3] Renewal documentation pending, Seller shall guarantee lease rate for one year after closing



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Upper Floor Plan and Tenant Summary:

Unit	Tenant	Term	Leasable Area (sf±)[1]	Expiry Year	Gross Rent per sf±[2]	Gross Rent per Year±[2]
595	Amici's Hair and Body Spa	2 Years	671	2026		
200	Ethos Clinic	5 years	969	2029		
201	Rebalance Wellness Centre	2 Years	1047	2026	**CONTACT US FOR DETAILED RENT ROLL (250)-300-3658**	
202	Illuminate Clinical Therapy	1 Year	208	2025		
203-5	Tao Farrell	5 years	1687	2026		
206	Cynthia Mausour[3]	1 year	460	2026		
UPPER FLOOR TOTAL			**5041**			**$87,254**
MAIN AND UPPER FLOOR TOTAL			**8919**			**$165,264**

[1] Estimated Leasable Areas may vary from Lease & adds est. walls area to Matterport scan data

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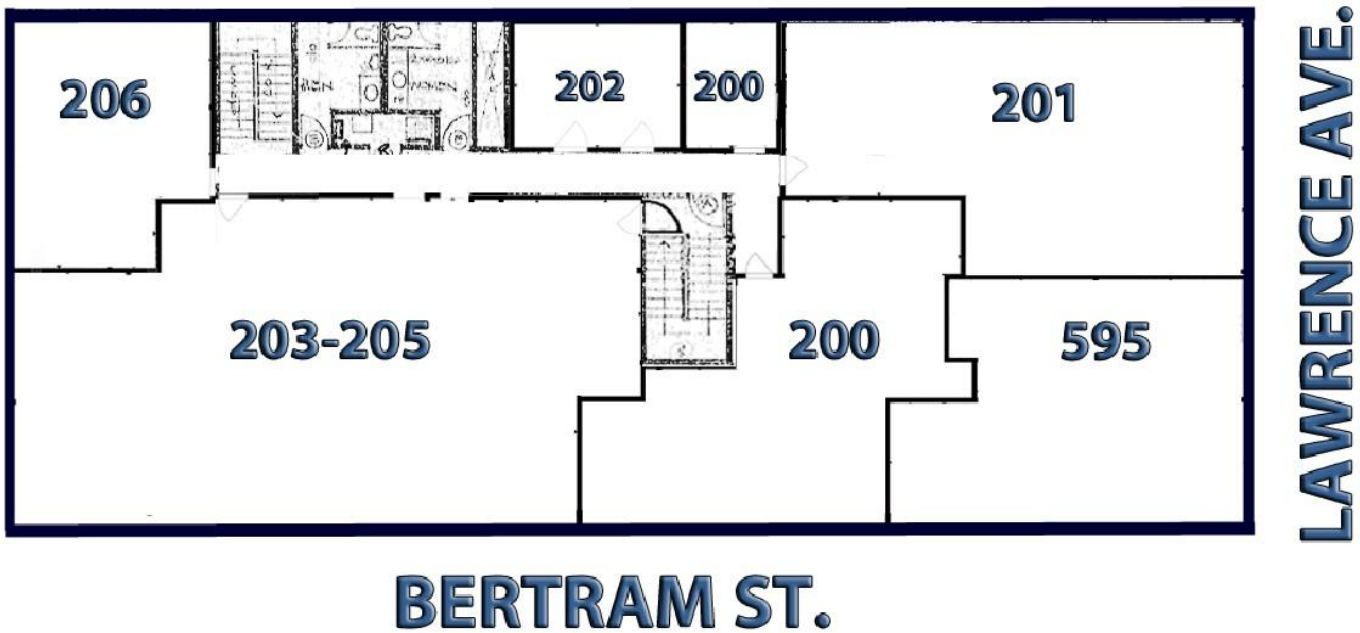

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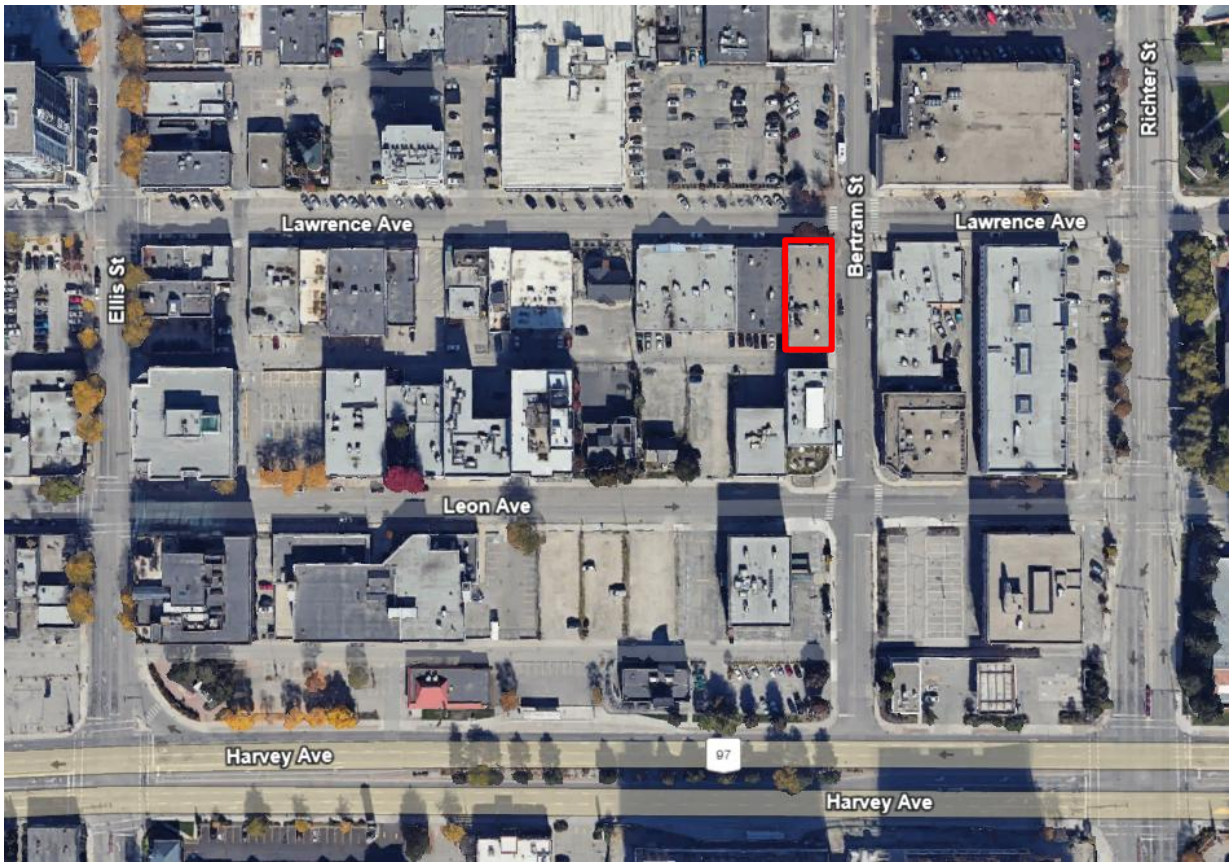
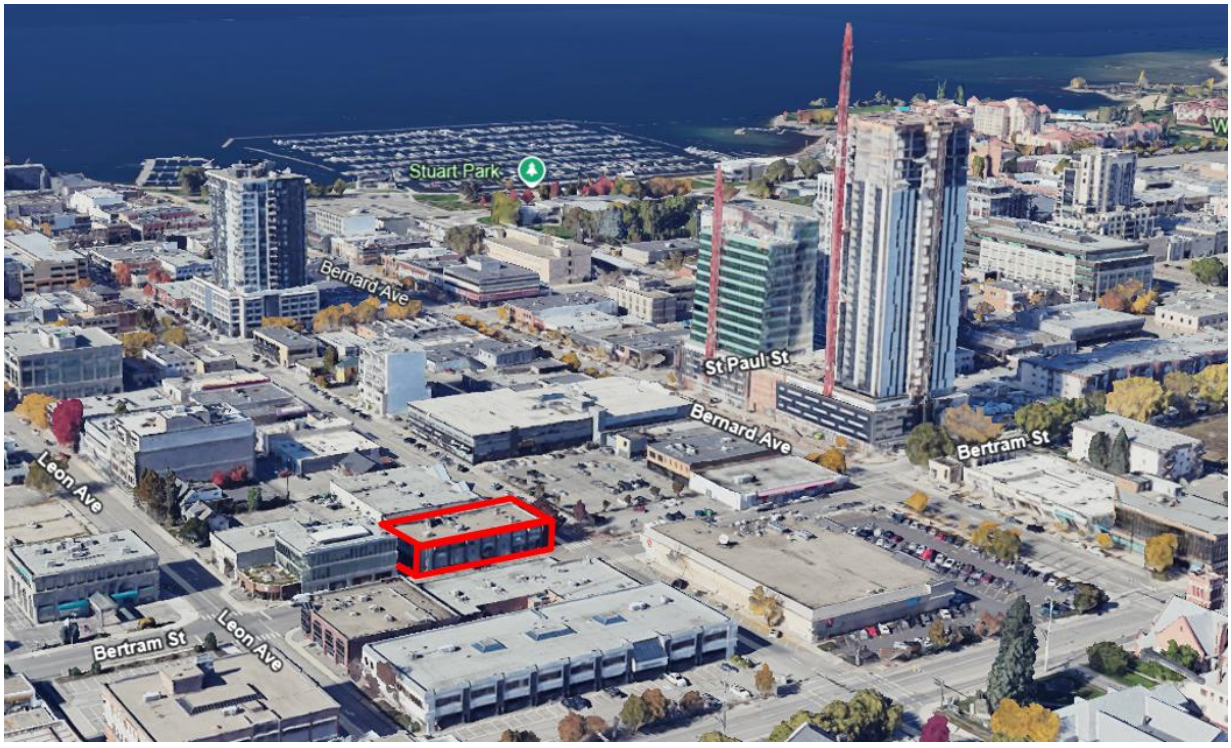
Aerial Perspectives

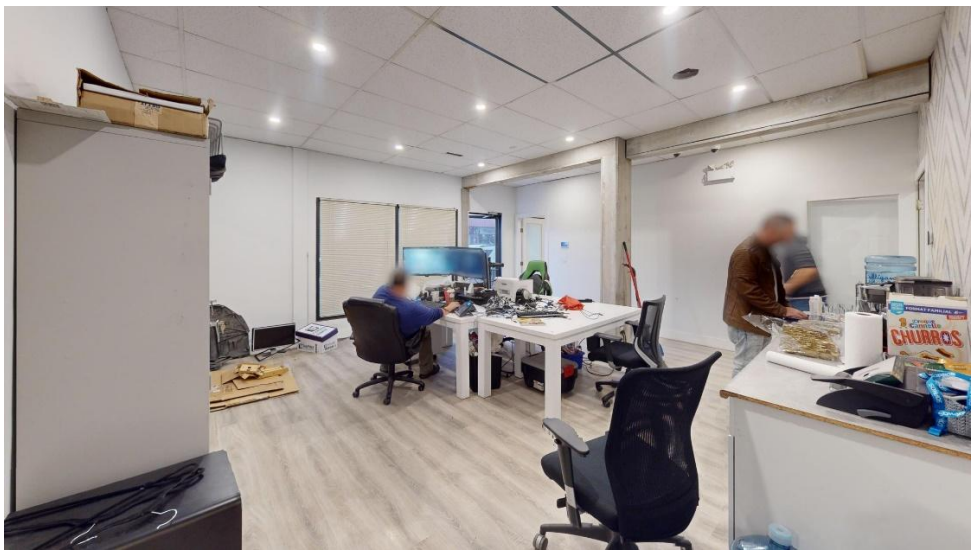


SAT VIEW FROM SOUTH PERSPECTIVE



AERIAL VIEW FROM SOUTH-EAST PERSPECTIVE

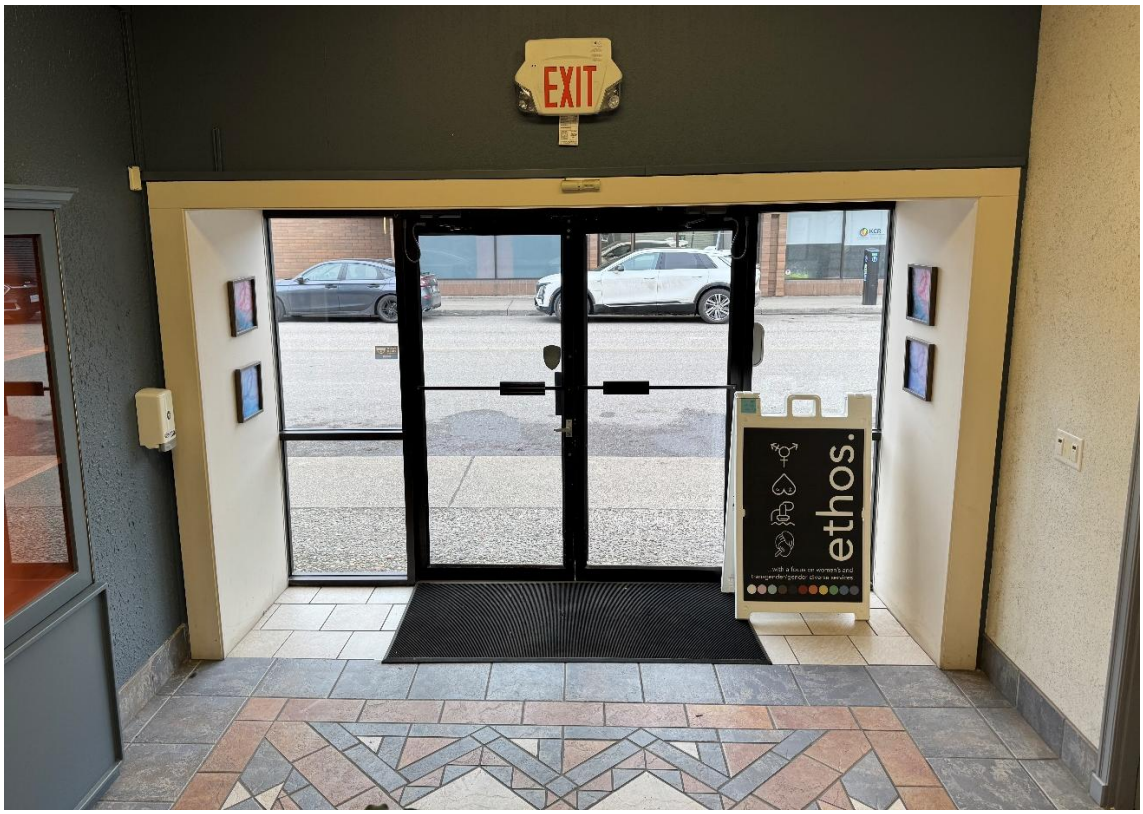
Main Floor Photos



Upper Floor Photos

Upper Floor Photos: Continued

Common Area Photos



Property Description

The subject property is a two-story slab on grade commercial building in good condition for its age (built in 1973). The building hosts a combination of carpet, sheet vinyl and ceramic tile flooring, with interior ceiling heights of approximately 9 feet with finishes of Tbar and acoustic tile. The interior demising walls are painted drywall. The building has a concrete block wall on the west property line that adjoins the adjacent commercial building. The remaining exterior walls are wood frame with stucco and brick veneer which have recently been painted. There is space for four parking spaces and a garbage bin located on the south side of the building.

Additional Information

The following documents are available by clicking on their corresponding links:

2024 BC assessment	https://www.dropbox.com/scl/fi/1yib9qhwyz5l3916busb2/2024-BC-Assessment.pdf?rlkey=3xhxiuxud5grevmughxnh36tc&st=yp6pggfe&dl=0
HVAC Age and Roof Quote	https://www.dropbox.com/scl/fi/5k5ggap1knipyyq471quj/HVAC-Age-and-Roof-Replacement-Quote.pdf?rlkey=m4o8uaswgbie3hx9r1dy4lhp4&st=1iugcjcm&dl=0
Property disclosure statement	https://www.dropbox.com/scl/fi/iz72ivks2lwdu1s01cp3n/PGP-Property-Disclosure-Statement.pdf?rlkey=5uns909mjhnggcqpmyadrnlcv&st=47083pk5&dl=0
Title Search	https://www.dropbox.com/scl/fi/5ttoq3v93z0ecnpvqatd2/2024-Title.pdf?rlkey=9o7w1ikjvbqbn6qpnt6svwiyn&st=x40dr0b5&dl=0

Site Profile Form, leases, financial statements, operating costs, existing service agreements, and triple net budget available upon accepted offer.

2025 Expense Budget Summary

Budget Item	2024 Actual	2025 Budget	2025 Budget Comments
Property Taxes	$33,340	$28,692	*4% increase x $2,571,700 / $3,107,800*
Insurance	$6,515	$6,710	*3% increase from previous year*
Water & Sewer	$2,431	$2,504	*3% increase from previous year*
Gas & Electricity	$15,962	$16,441	*3% increase from previous year*
Garbage	$3,993	$4,140	*new agreement at $345/mo.*
Janitorial	$7,800	$8,034	*3% increase from previous year*
Security	$395	$407	*3% increase from previous year*
HVAC Maintenance	$3,088	$3,181	*3% increase from previous year*
Regular Maintenance	$2082	$2144	*3% increase from previous year*
Roof/Capital Maintenance	$3,450	$0	***Roof replacement expected***
Property Management	$0	$0	*Self-managed building*
Total Expenses	**$79,057**	**$72,254**	

Property Report

City of Kelowna

1435 Water St
Kelowna, BC
V1Y 1J4

Property Report

Produced by the City of Kelowna

Report Produced on: Oct 14, 2024

Property highlighted in blue

Property Information

Property Address: **1610 Bertram St** **Property Type:** P - Typical Property

KID: 174920 **Plan #:** KAP22539 **Lot#:** A **Block:**

Extra Legal Information:

PLAN KAP22539 LOT A DISTRICT LOT 139

BC Assessment Information

Roll Number:	66160	**Jurisdiction:**	214
Net Land Value:	$3,044,000	**PID:**	004-980-492
Net Impr. Value:	$53,800	**Lot Size:**	6150
Net Total Value:	$3,097,800	**Lot Size Unit:**	Square Feet

Actual Use: 204 Store(S) And Offices

Land Use Related Information

Zoning Code:	UC1	**Inside ALR:**	No
OCP2040 FutureLandUse:	UC	**Water Provider:**	CITY
Land Use Contract:	No		

This information is derived from a variety of sources with varying levels of accuracy. The City of Kelowna does NOT warrant the accuracy, completeness, correctness or currency of this information and no representations are being made by providing this data. Any reliance on this information will be solely at YOUR OWN RISK and not that of the City

UC1 Zoning

CITY OF KELOWNA ZONING BYLAW 12375 EXERPT 1/06/2025

	Uses	C1	C2	CA1	VC1	UC1	UC2	UC3
1	Accessory Buildings or Structures	S	S	S	S	S	S	S
2	Agriculture, Urban	S	S	S	S	S	S	S
3	Alcohol Production Facilities	-	P .1	P .1	P .1	P .1	P .1	P .1
4	Animal Clinics, Major	-	P	P	P	P	P	P
5	Animal Clinics, Minor	P	P	P	P	P	P	P
6	Apartment Housing	P .6	P .6	P	P	P	P	P
7	Auctioneering Establishments	-	P	-	-	-	-	-
8	Automotive & Equipment	-	P	-	-	-	-	-
9	Automotive & Equipment, Industrial	-	-	-	-	-	-	-
10	Boat Launches	-	-	-	-	-	-	-
11	Boat Storage	-	-	-	S .13	-	-	-
12	Bulk Fuel Depot	-	-	-	-	-	-	-
13	Cannabis Production Facilities	-	-	-	-	-	-	-
14	Cemeteries	-	-	-	-	-	-	-
15	Child Care Centre, Major	P	P	P	P	P	P	P
16	Child Care Centre, Minor	S	S	S	S	S	S	S
17	Commercial Storage	-	P	-	-	-	-	-
18	Concrete and Asphalt Plants	-	-	-	-	-	-	-
19	Cultural and Recreation Services	P	P	P	P	P	P	P
20	Detention and Correction Services	-	-	-	-	-	-	-
21	Docks	-	-	-	-	-	-	-
22	Drive Throughs	-	P .14	P .14	P .14	P .14	P .14	P .14

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UC1 Zoning

CITY OF KELOWNA ZONING BYLAW 12375 EXERPT 1/06/2025

	Uses	C1	C2	CA1	VC1	UC1	UC2	UC3
23	Education Services	-	P	P	P	P	P	P
24	Emergency and Protective Services	P	P	P	P	P	P	P
25	Exhibition and Convention Facilities	-	-	-	-	P	P	P
26	Fleet Services	-	P	-	-	-	-	-
27	Food Primary Establishment	P .5	P	P	P	P	P	P
28	Gaming Facilities	-	-	-	-	P .8	P .8	-
29	Gas Bar	P .12	P .12	-	P .12	P .12	P .12	P .12
30	General Industrial Use	-	-	-	-	-	-	-
31	Greenhouses and Plant Nurseries	P	P	-	-	-	-	-
32	Group Home	-	-	-	-	-	-	-
33	Health Services	P	P	P	P	P	P	P
34	Home-Based Business, Major	-	-	S .10	S .10	S .10	S .10	S .10
35	Home-Based Business, Minor	-	-	S	S	S	S	S
36	Hospitals	-	-	-	-	-	-	-
37	Hotels / Motels	-	P	P	P	P	P	P
38	Liquor Primary Establishment	P .4, .5	P .4	P .4	P .4	P .4	P .4	P .4
39	Marinas	-	-	-	-	-	-	-
40	Moorage, Permanent	-	-	-	-	-	-	-
41	Moorage, Temporary	-	-	-	-	-	-	-
42	Natural Resource Extraction	-	-	-	-	-	-	-
43	Non-Accessory Parking	-	P	P	P	P	P	P
44	Offices	P .6	P .6	P	S	P	P	P
45	Outdoor Storage	-	-	-	-	-	-	-
46	Parks	-	-	S	S	S	S	S

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UC1 Zoning

CITY OF KELOWNA ZONING BYLAW 12375 EXERPT 1/06/2025

	Uses	C1	C2	CA1	VC1	UC1	UC2	UC3
47	Participant Recreation Services, Indoor	P	P	P	P	P	P	P
48	Participant Recreation Services, Outdoor	-	-	-	P	-	-	-
49	Personal Service Establishment	P	P	P	P	P	P	P
50	Professional Services	P	P	P	P	P	P	P
51	Recreational Water Activities	-	-	-	-	-	-	-
52	Recycling Depots	-	-	-	-	-	-	-
53	Recycling Plants	-	-	-	-	-	-	-
54	Recycling Drop-Offs	P	P	P	P	P	P	P
55	Religious Assemblies	P	P	P	P	P	P	P
56	Residential Security / Operator Unit	S	S	-	-	-	-	-
57	Retail	P	P	P	P	P	P	P
58	Retail Cannabis Sales	P .9	P .9	P .9	P .9	P .9	P .9	P .9
59	Secondary Suite	-	-	-	-	-	-	-
60	Short-Term Rental Accommodations	S	S	S	S	S	S	S
61	Single Detached Housing	-	-	-	-	-	-	-
62	Spectator Sports Establishments	-	-	-	-	P	P	P
63	Stacked Townhouses	-	-	P	P	P .11	P .11	P .11
64	Townhouses	-	-	P	P	P .11	P .11	P .11
65	Temporary Shelter Services	-	P	P	P	P	P	P
66	Utility Services, Infrastructure	-	-	-	-	-	-	-
67	Warehousing	-	P	-	-	-	-	-
68	Wrecking Yards	-	-	-	-	-	-	-

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