

# HIGHWAY-ADJECENT INDUSTRIAL FOR SALE: **730 Evans Court, Kelowna, BC**

*At the end of Evans Court with excellent frontage on HWY 97N!*



## Property Features

- 0.46± Acre industrial property with 1940± sf commercial building
- Excellent business exposure with 155sf of frontage on HWY 97N!
- Phase II Environmental report completed
- Zoned I2, allows for a variety of industrial uses and redevelopment options.
- \$36,687± estimated Net Annual Income (see next page)
- Currently leased to an automotive shop until October 2028.
- Offered at \$1,875,000 | \$93/sf± (land area)



**Cameron Bouchard, B.Comm.**  
Owner | Commercial Realtor  
250.300.3658 | Cam@CorpAccord.com

**Peter Bouchard, B.Comm.**  
Owner | Commercial Realtor  
250.470.9551 | Peter@CorpAccord.com

[www.CorpAccord.com](http://www.CorpAccord.com) | 500 Sarsons Road, Kelowna, BC V1W 1C2

# Executive Summary

---

**OFFER PROCESS**

MLS# 10371458

Offers evaluated at time of arrival

Email offers to [cam@corpaccord.com](mailto:cam@corpaccord.com)

**CIVIC ADDRESS**

730 Evans Court, Kelowna, V1X 6G4

**VENDOR**

Legend Ventures Ltd.

**LEGAL DESCRIPTION & PID**

LOT 4, PLAN KAP30922, SECTION 34, TOWNSHIP 26,  
O.D.Y.D., EXCEPT PLAN EPP57627

PID 003-822-851

**LOT SIZE**

0.46± acre | 20,168sf±

**REVENUES (2025)**

\$58,275± | \$29.58 psf of Leasable Area

**LESS BUDGETED EXPENSES (2025)**

-\$21,589± | -\$10.96 psf of Leasable Area

**RESULTING EST. NET INCOME (2025)**

\$36,687± | \$18.62 psf of Leasable Area

**OCCUPANCY AND LEASE EXPIRY**

Currently tenanted, excellent future income potential as rents adjust to market in October 2028

**APPROX. LEASABLE FLOOR AREA**

1940sf± Total based on 1700sf± shop and 240sf± front office.

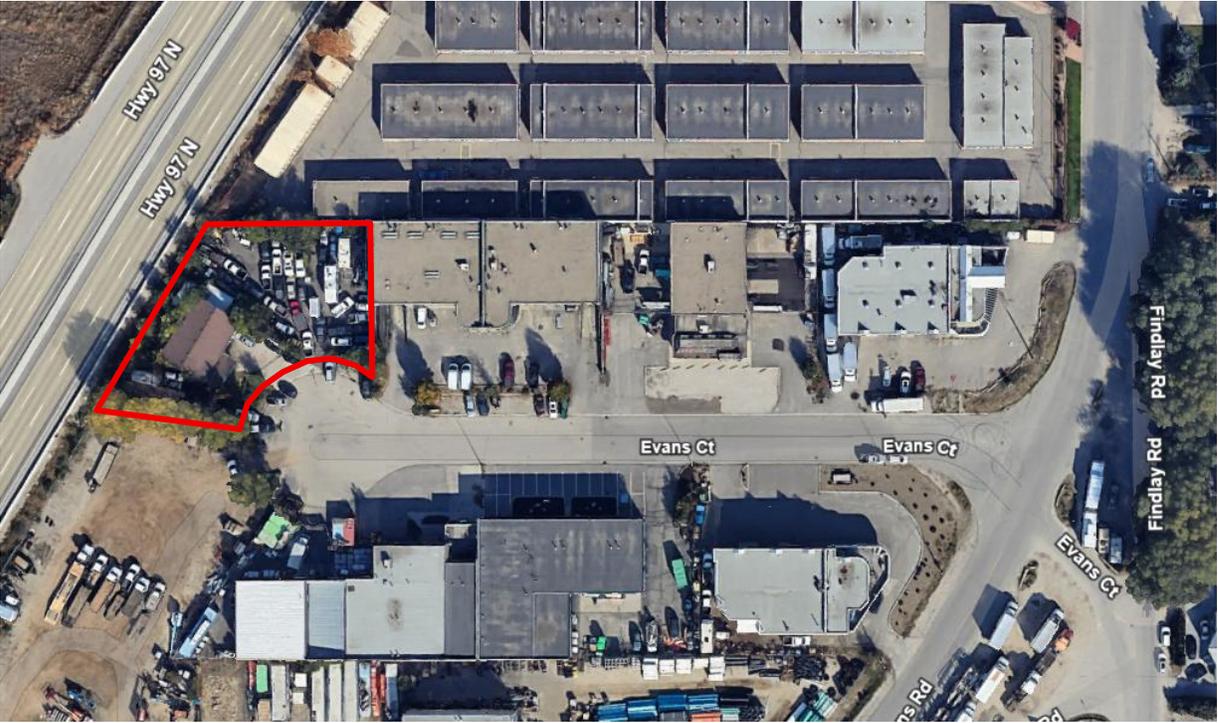
**CURRENT ZONING**

I2 (described herein), zoning allows for a variety of industrial uses and redevelopment options.

**ENVIRONMENTAL**

Seller can provide Phase II environmental report completed in December 2025 stating “No further investigations are recommended at this time”

# Aerial Perspectives



SAT VIEW FROM SOUTH PERSPECTIVE



AERIAL VIEW FROM NORTH-EAST PERSPECTIVE

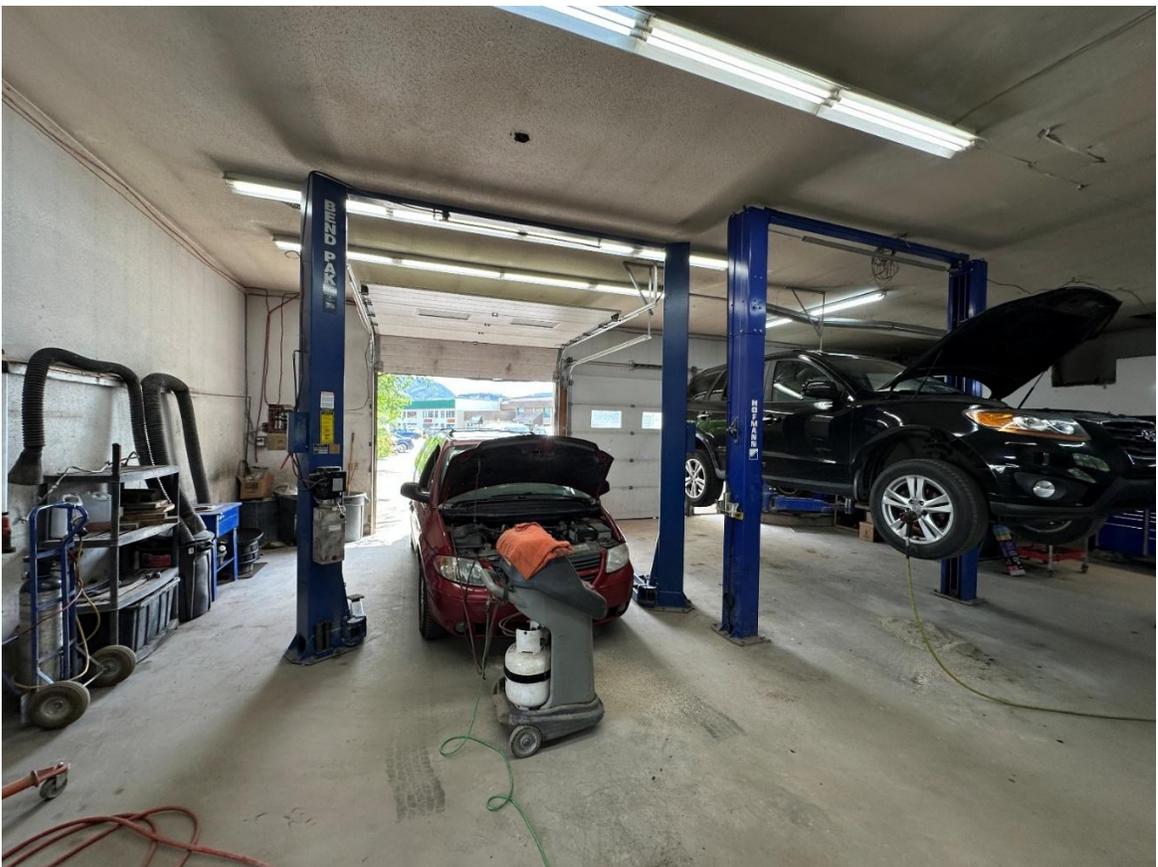
# Aerial Perspectives: Continued

---



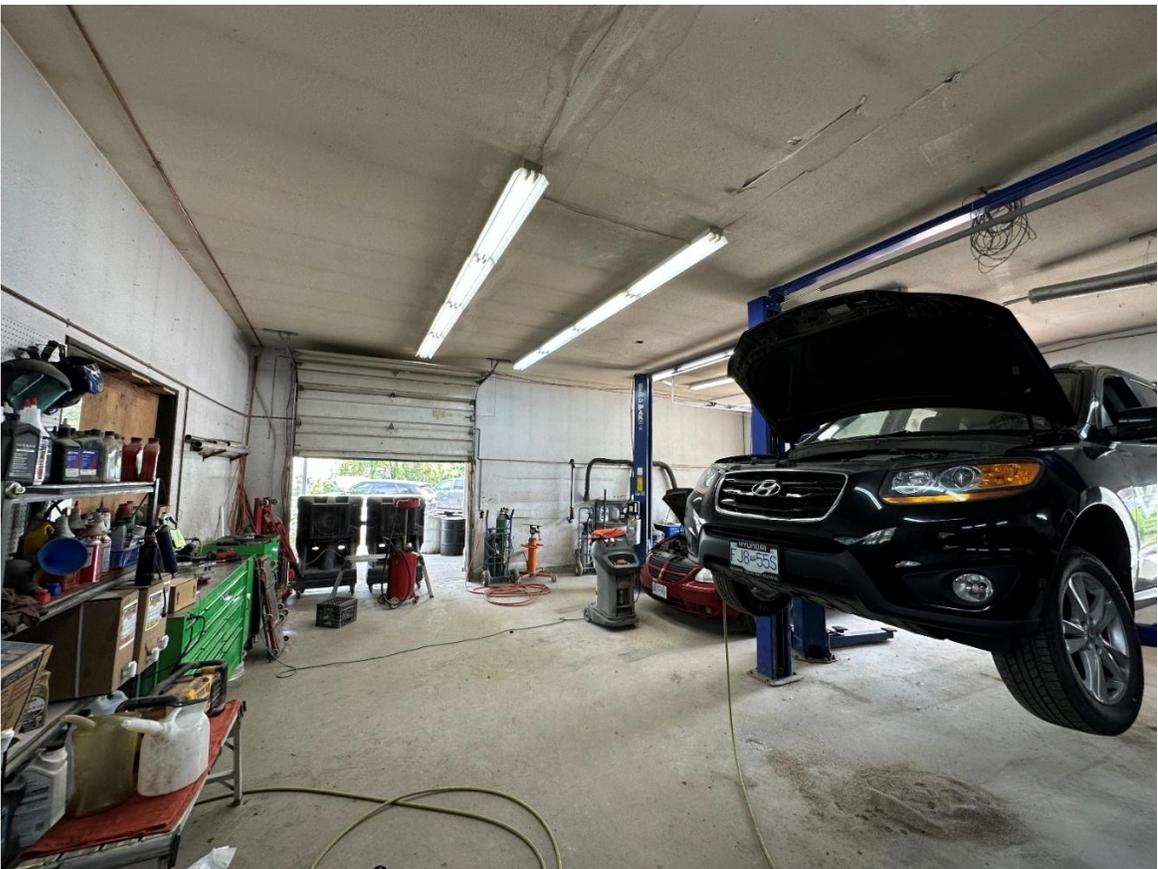
# Building Photos

---



# Building Photos: Continued

---



# Additional Information

---

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

2025 BC assessment [Click Here](#)  
Title Search [Click Here](#)

## 2025 Expense Budget Summary

---

Budget Item	2025 Budget*	2025 Budget Comments
Property Taxes	\$18,506	
Insurance	\$2,585	
Water	\$498	
Property Management	\$0	<i>Self-managed building</i>
<b>Total Expenses</b>	<b>\$21,589</b>	

\*The current tenant has elected to pay certain expenses directly. Please refer to the text below for a comprehensive outline of the costs that are reimbursable as Additional Rent pursuant to the terms of the Lease.

The Tenant shall pay to the Landlord the Tenant's Proportionate Share of the following:

- (a) all real property taxes, including local improvement rates and school taxes levied or assessed by any competent authority upon or in respect to the Premises and the Lands;
- (b) the cost of all insurance provided by the Landlord pursuant to Paragraph 6.1(e) of this Agreement;
- (c) all rates and charges for utilities provided by the Landlord pursuant to Paragraph 6.1(f) of this Agreement, for which the Tenant is not separately metered and charged by the provider of such service;
- (d) all operating costs and expenses of the Lands and the Premises, which operating costs and expenses shall be deemed to include any and all expenses properly chargeable against income incurred by the Landlord in connection with the operation, maintenance or repair of the Lands and the Premises, and by way of example without limiting the generality of the foregoing shall include the costs of the following:
  - (i) heating, ventilation, air-conditioning, electricity, water and sewer used throughout the Lands and the Premises;
  - (ii) the care of, security in, maintenance of, cleaning of or operation of the Lands and the Premises;
  - (iii) gardening and landscaping, maintenance of parking areas and driveways, and the removal of snow and garbage; and
  - (iv) all repair, replacement and installation costs of any mechanical systems for the Premises;

# Property Report



City of Kelowna

1435 Water St  
Kelowna, BC  
V1Y 1J4

## Property Report

Produced by the City of Kelowna

Report Produced on: Aug 28, 2025



Property highlighted in blue

### Property Information

**Property Address:** 730 Evans Ct **Property Type:** P - Typical Property  
**KID:** 326431 **Plan #:** KAP30922 **Lot#:** 4 **Block:**

#### Extra Legal Information:

PLAN KAP30922 LOT 4 SECTION 34 TOWNSHIP 26 EXC EPT PLAN EPP57627.

### BC Assessment Information

**Roll Number:** 6612608 **Jurisdiction:** 217  
**Net Land Value:** \$1,633,000 **PID:** 003-822-851  
**Net Impr. Value:** \$157,000 **Lot Size:** 0.463  
**Net Total Value:** \$1,790,000 **Lot Size Unit:** Acres  
**Actual Use:** 228 Automobile Paint Shop, Garages, Etc.

### Land Use Related Information

**Zoning Code:** I2 **Inside ALR:** No  
**OCP2040 FutureLandUse:** IND **Water Provider:** BMID  
**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

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

Uses	Zones (P' Principal Use, 'S' Secondary Use, 'I' Institutional Use)												
	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	S
2 Agriculture, Urban	S	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>	P <sup>.1</sup>
4 Animal Clinics, Major	-	P	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	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	P
10 Boat Launches	-	-	-	-	-	-	-	-	-	-	-	-	-
11 Boat Storage	-	-	-	S <sup>.13</sup>	-	-	-	-	-	-	P	P	-
12 Bulk Fuel Depot	-	-	-	-	-	-	-	-	-	-	P	P	P
13 Cannabis Production Facilities	-	-	-	-	-	-	-	-	-	P	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' Institutional Use)												
	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	-	-	-	-

## I2 Zoning Uses Per Bylaw 12375 (Subject to Change)

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	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	P	-	-
50 Professional Services	P	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	P	-	-
56 Residential Security / Operator Unit	S	S	-	-	-	-	-	-	-	-	S	S
57 Retail	P	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>	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	P	-	-
61 Spectator Sports Establishments	-	-	-	-	P	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	-	P
64 Townhouses	-	-	P	P	P <sup>11</sup>	-	-					
65 Utility Services, Infrastructure	-	-	-	-	-	-	-	-	-	-	-	-
66 Warehousing	-	P	-	-	-	-	-	-	-	-	P	P
67 Wrecking Yards	-	-	-	-	-	-	-	-	-	-	-	-

## I2 Zoning Density and Height Per Bylaw 12375 (Subject to Change)

Section 14.14 – Density and Height				
FAR = floor area ratio / GFA = gross floor area / m = metres / m <sup>2</sup> = square metres				
Zones	Min. Density (if applicable) & Max. Base Density FAR <sup>1,7</sup>	Max. Public Amenity & Streetscape Bonus FAR	Max. Rental or Affordable Housing Bonus FAR	Max. Base Height <sup>1,7,14</sup>
	See Underground Parking Base FAR Adjustments <sup>12</sup>			
I1	1.2 FAR	n/a	n/a	3 storeys & 16.0 m
I2	1.5 FAR <sup>8</sup>	n/a	n/a	16.0 m <sup>7</sup>

# I2 Development Regulations Per Bylaw 12375 (Subject to Change)

Section 14.12 – Industrial, Institutional, and Water Zone Development Regulations											
m = metres / m <sup>2</sup> = square metres											
Criteria	Zones										
	I1	I2	I3	I4	P1	P2	P3	P4	P5	W1	W2
Max. Site Coverage of all Buildings (%)	60%	60%	80%	10%	50%	40%	n/a	n/a	n/a	n/a	n/a
Max. Site Coverage of all Buildings, Structures, & Impermeable Surfaces (%)	80%	90%	n/a	n/a	70%	60%	n/a	n/a	30%	n/a	n/a
Max. Density & Max. Height	See Section 14.14 for Density and Height Regulations										
Min. Front Yard Setback	2.0 m	2.0 m	2.0 m .2	2.0 m .2	2.0 m	2.0 m .3	6.0 m	6.0 m	6.0 m	n/a	n/a
Min. Flanking Side Yard Setback	2.0 m	2.0 m	2.0 m .2	2.0 m .2	2.0 m	2.0 m .3	4.5 m	6.0 m	6.0 m	n/a	n/a
Min. Side Yard Setback	0.0 m .1	0.0 m .1	0.0 m .2	0.0 m .2	4.5 m	4.5 m .3	3.0 m .1	4.5 m	4.5 m	n/a	n/a
Min. Rear Yard Setback	0.0 m .1	0.0 m .1	2.0 m .2	2.0 m .2	6.0 m	6.0 m .3	3.0 m .2	4.5 m .2	6.0 m	n/a	n/a

