

FOR SALE:

SMALL OFFICE/RETAIL STRATA!

106 - 1824 Gordon Drive, Kelowna

- *Rare opportunity to acquire smaller main floor newer strata premises*
- *1060± ft.² of strata area with fully built out medical office improvements*
- *Vibrant Capri area just keeps getting better and better*
- *Treat as vacant and suitable for owner occupier or investor*
- *Includes 3 reserved parking stalls near entrance*
- *features reception area, six consult areas, kitchen and two washrooms*
- *Offered for Sale at \$495,000*



**Corporate
Accord Realty** LTD.

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Executive Summary

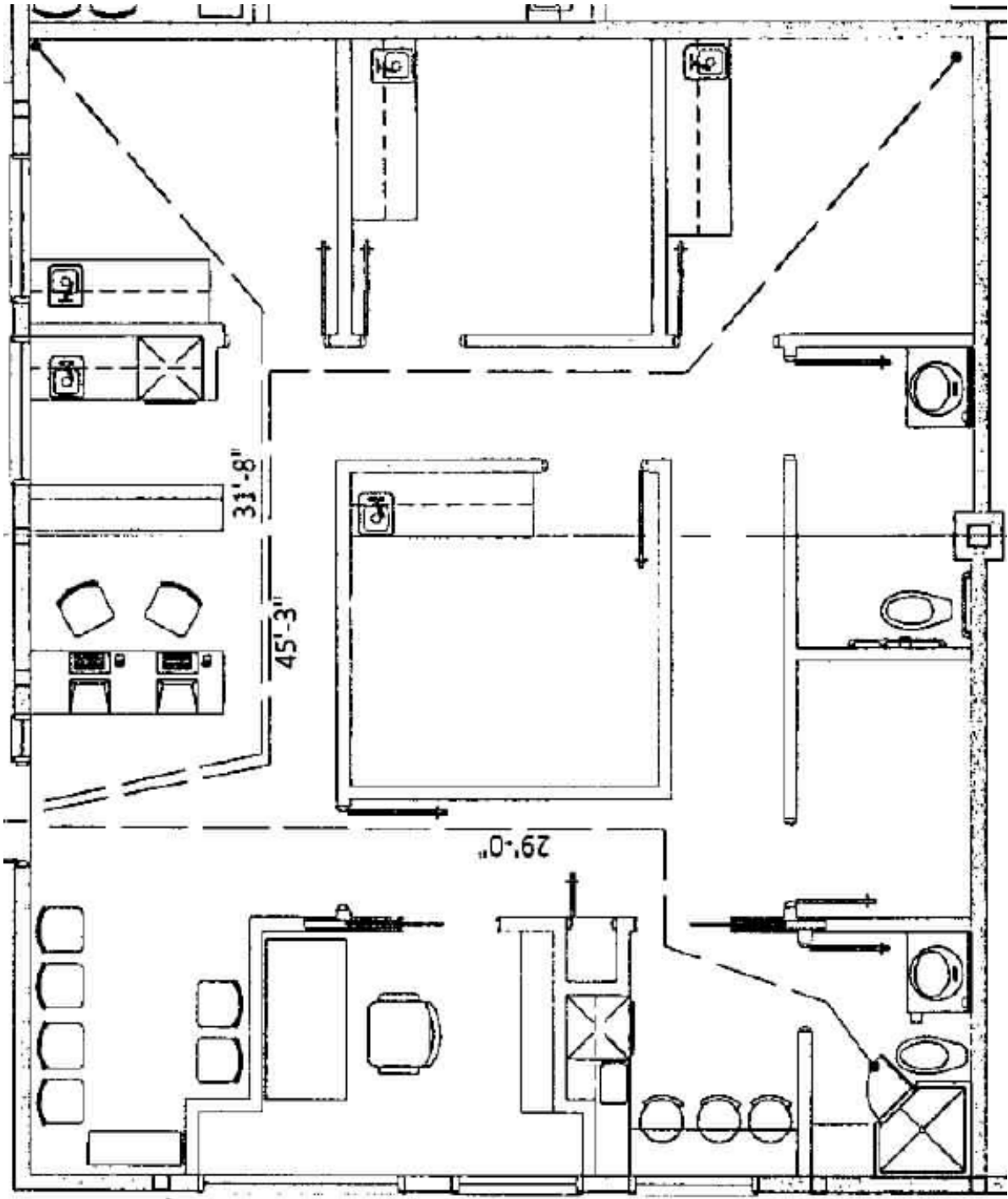
TYPE OF PROPERTY	Commercial retail/office strata
SELLER	0957859 BC Ltd.
CIVIC ADDRESS	106 - 1824 Gordon Drive, Kelowna V1Y 3H7
LEGAL DESCRIPTION	Strata Lot 2, DL 138, Strata Plan EPS1870, O.D.Y.D.
PID	029-538-823
TOTAL STRATA AREA (PER SURVEY)	1060± Sq.ft. <i>(does not include common areas)</i>
TOTAL RENTABLE AREA	1129± Sq.ft. <i>(includes share of common areas)</i>
AGE	Built in 2015±
ESTIMATED MARKET RENT	\$24,838± per year \$22.00 per Rentable Sq.ft.
ESTIMATED RETURN ON ASKING PRICE	5.01%± <i>(Assuming \$22.00 per Rentable Sq.ft.)</i>
AGE	Built in 2015±
SHARE OF STRATA AREA	7.07%±
ANNUAL PROPERTY TAXES (2019)	\$5015.00± \$4.73 per strata Sq.ft.
ANNUAL STRATA FEES	\$5112.00± \$4.82± per strata Sq.ft.
PARKING	3 reserved parking stalls included (additional parking stalls currently available at 1089 Borden for \$50/stall/month donation to Buddhist Temple)
ZONING	C4 for most office and retail uses (see attached)

Interior Photos of Reception and Kitchen areas



Floorplan

PARKING AREA



BORDEN AVENUE

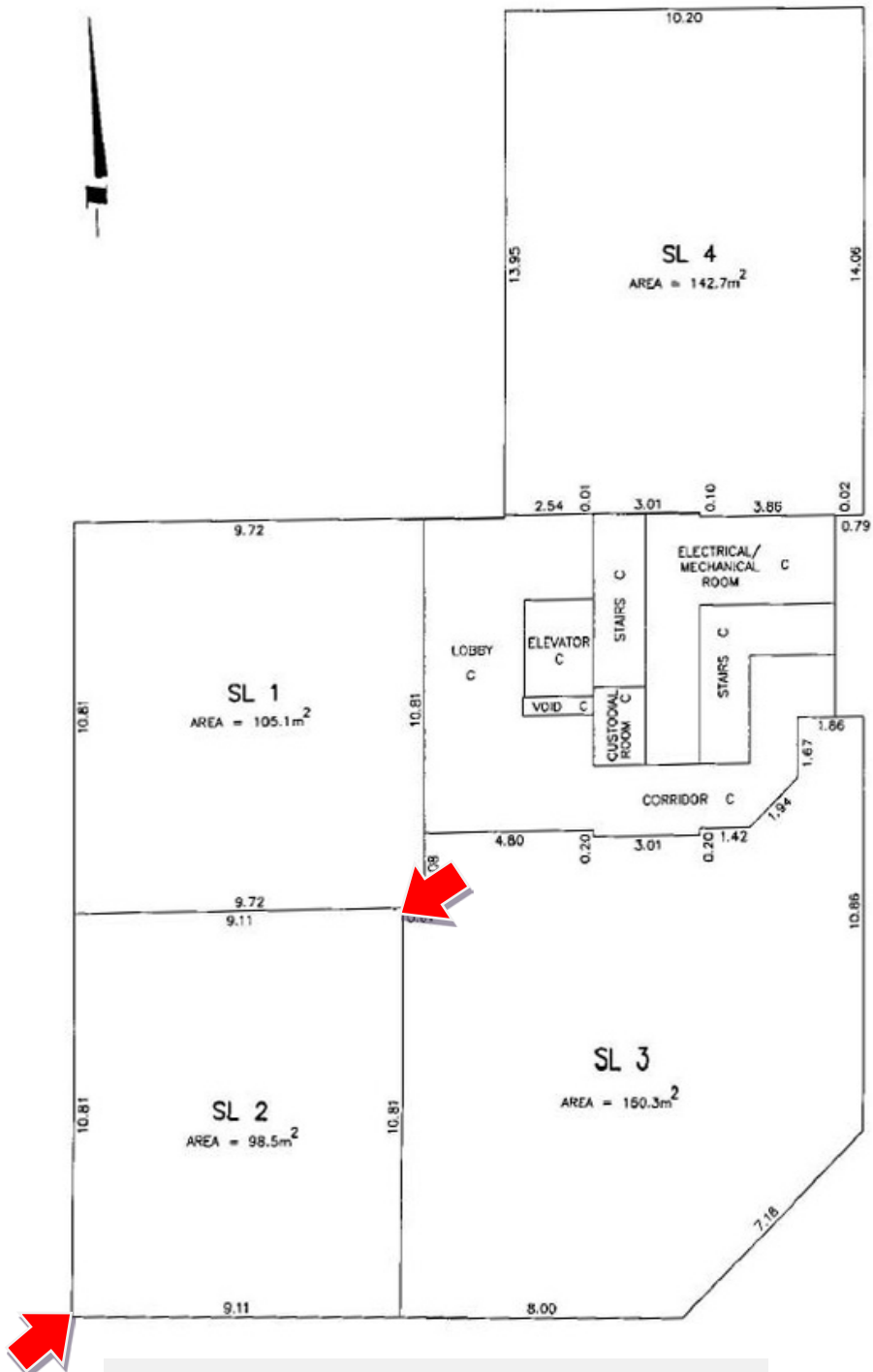
Survey With Approximate Building Layout

BUILDING MAIN FLOOR
2.5 0 2.5 5 7.5 10 METRES
THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:125

SHEET 4 OF 6 SHEETS
STRATA PLAN EPS1870

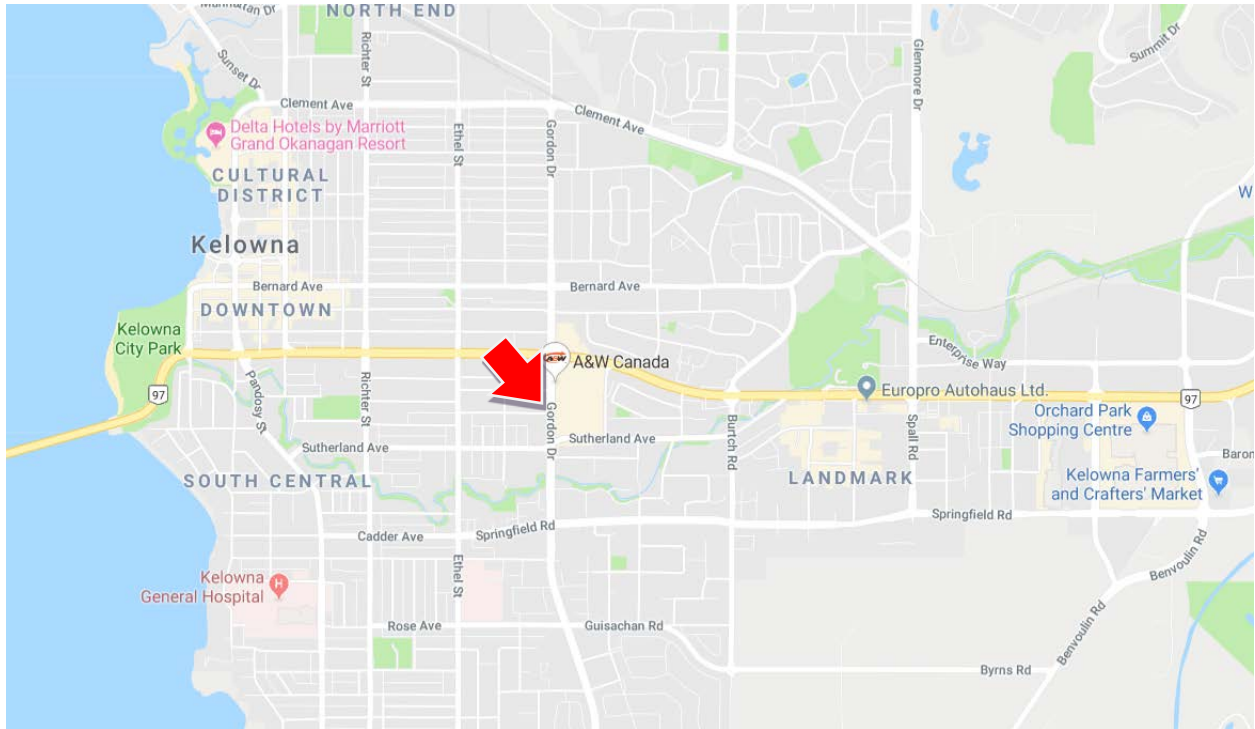
PARKING AREA

GORDON DRIVE



BORDEN AVENUE

Central Kelowna Location



Across Gordon from Capri Mall



C4 – Urban Center Commercial Zoning Uses (Aug 2015)

14.4.1 Purpose

The purpose is to provide a zone for the development of community commercial centres to serve more than one neighbourhood.

14.4.2 Principal Uses

The principal uses in this zone are:

- (a) amusement arcades, major
- (b) animal clinics, minor
- (c) apartment hotels
- (d) apartment housing
- (e) boarding or lodging houses
- (f) breweries and distilleries, minor
- (g) broadcasting studios
- (h) business support services
- (i) child care centre, major
- (j) commercial schools
- (k) community garden
- (l) congregate housing
- (m) custom indoor manufacturing
- (n) emergency and protective services
- (o) financial services
- (p) food primary establishment
- (q) funeral services
- (r) gas bars
- (s) government services
- (t) group homes, major
- (u) health services
- (v) hotels
- (w) liquor primary establishment, major (C4lp and C4lp/rls only)
- (x) liquor primary establishment, minor

- (y) motels
- (z) multiple dwelling housing
- (aa) non-accessory parking
- (bb) offices
- (cc) participant recreation services, indoor
- (dd) personal service establishments
- (ee) private clubs
- (ff) public libraries and cultural exhibits
- (gg) recycled materials drop-off centres
- (hh) religious assemblies
- (hh) retail liquor sales establishment (C4rls and C4lp/rls only)
- (ii) retail stores, convenience
- (jj) retail stores, general
- (kk) spectator entertainment establishments
- (ll) supportive housing
- (mm) temporary shelter services
- (nn) thrift stores
- (oo) used goods stores
- (pp) utility services, minor impact

14.4.3 Secondary Uses

The secondary uses in this zone are:

- (a) agriculture, urban
- (b) amusement arcades, minor
- (d) child care centre, minor
- (e) home based businesses, minor

