

STRATA WAREHOUSE FOR SALE

104 – 310 Hiram Walker Court, Kelowna

- 2550sf of newer *fully occupied* strata warehouse space
 - 1950sf on main floor, with 600 sf enclosed mezzanine office area
- Located in Winfield area near Jim Bailey Road | Just 4 minutes to Hwy 97
- 3 reserved stalls plus off-site parking close by | In suite bathroom
- 12'x14' overhead door, 20' clear ceiling height, and 3 phase 200 amp power
- Concrete tilt up construction | Windows in front and rear | Zoned I2
- Fully Tenanted until May 31, 2027, with 5 year renewal option (June 2027-May 2032)
- 5.6% Cap rate (Annual Net rent of \$41,712)
- Priced to sell at \$745,000 (\$292/sf)



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

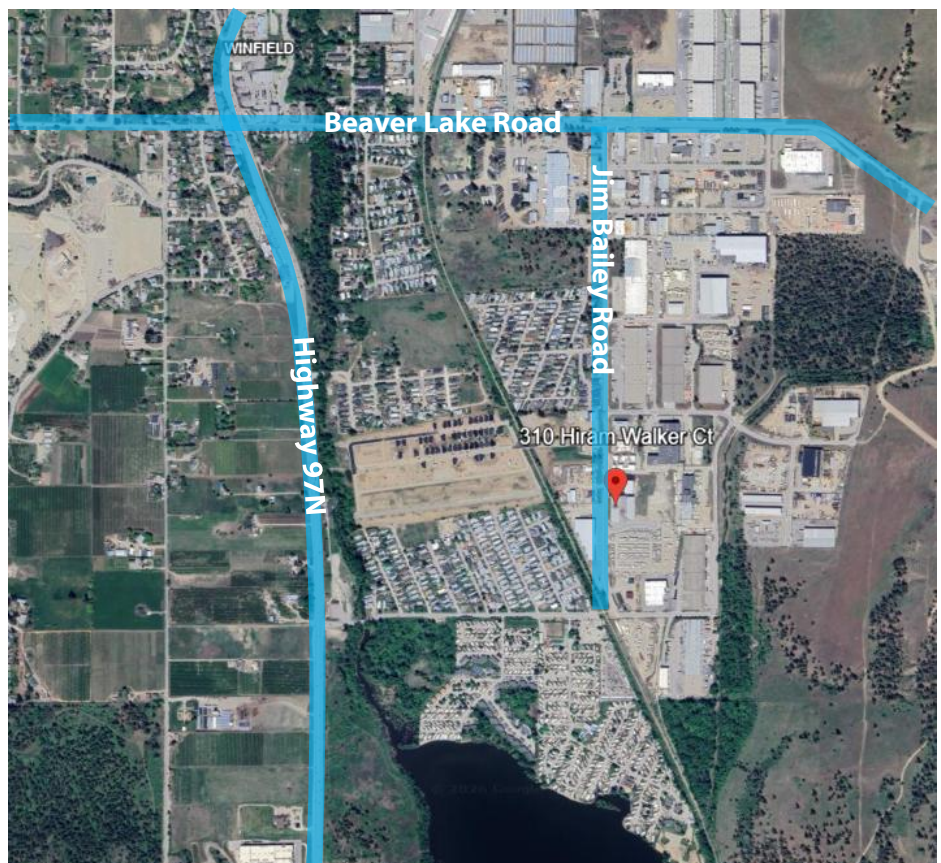
Peter Bouchard, B.Comm.
Owner | Commercial Realtor
250.470.9551 | Peter@CorpAccord.com

www.CorpAccord.com | 500 Sarsons Road, Kelowna, BC V1W 1C2

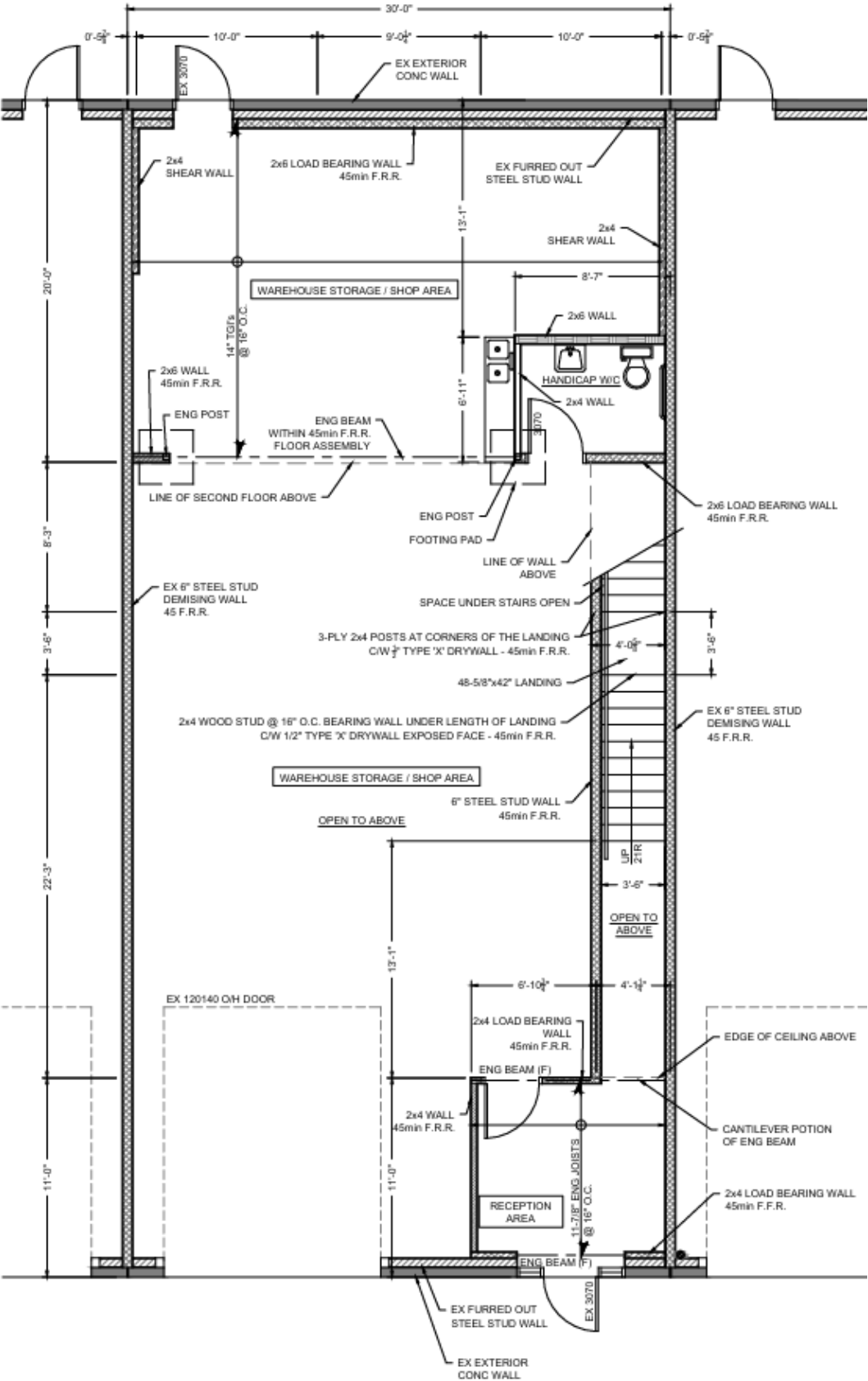
Executive Summary

LEGAL DESCRIPTION	Strata Lot 4, Plan EPS7819, Section 2, Township 20, O.D.Y.D.
PID	031-505-333
UNIT SIZE	2550 ft. ² (1950sf on main, with 600 sf enclosed mezzanine)
UNIT ENTITLEMENT	180/2298
STRATA FEE (25-26)	\$379.75 per month plus GST
PROPERTY TAXES	\$7612.24 per year for the 2026 tax year
SELLER	Sabine Richter and Dan Richter, c/o Cameron Bouchard
PRICE	\$745,000 [\$292/sf]

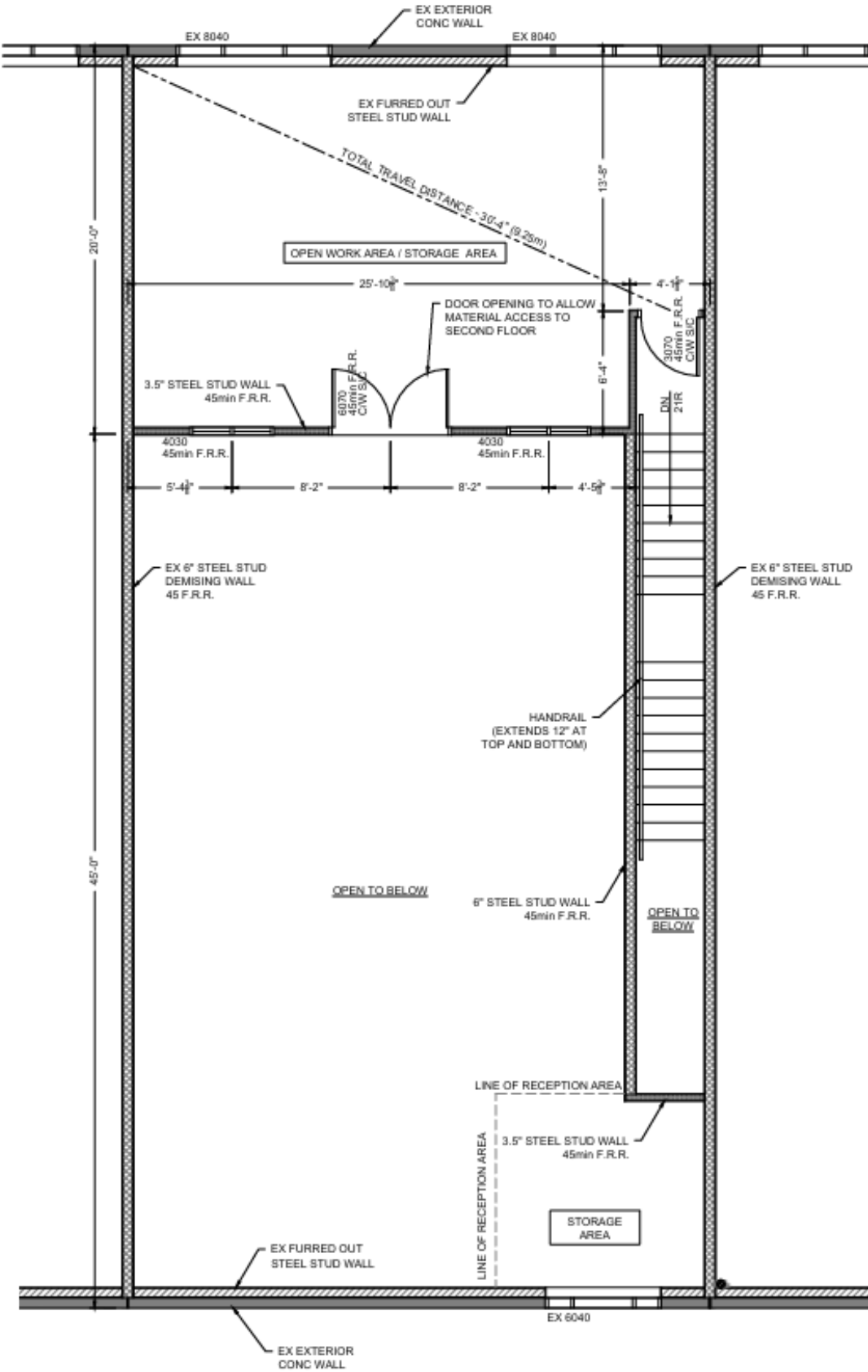
Location: Four minutes off Highway 97N!



Floor Plan: Main Floor



Floor Plan: Mezzanine

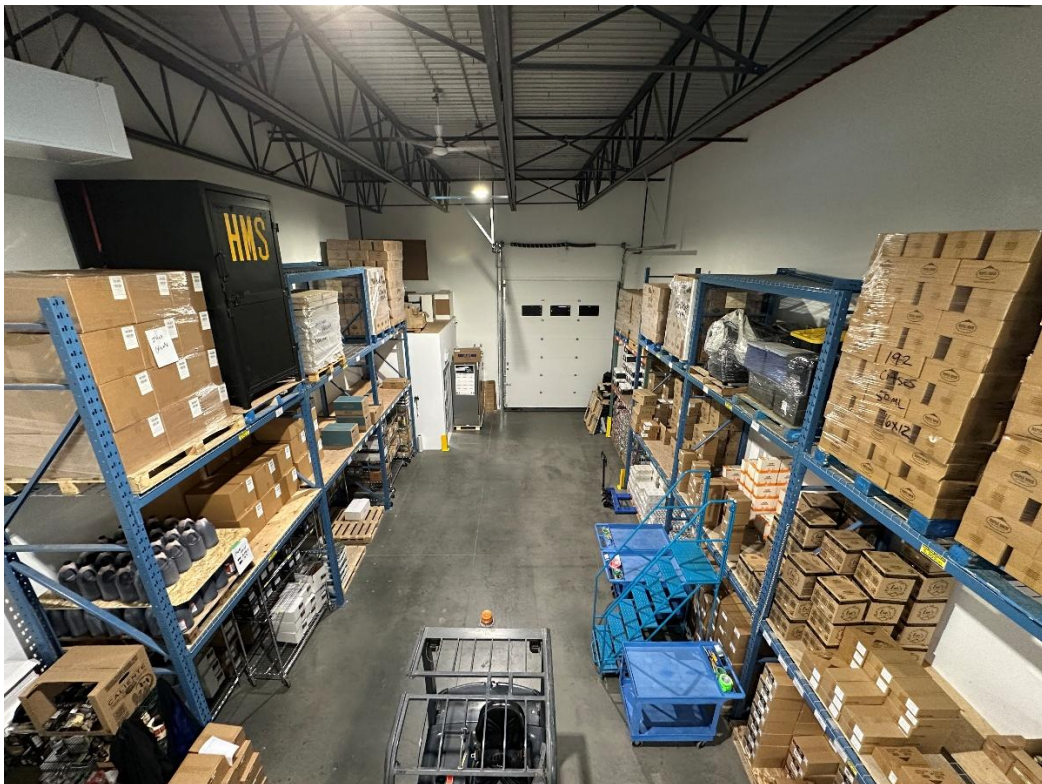




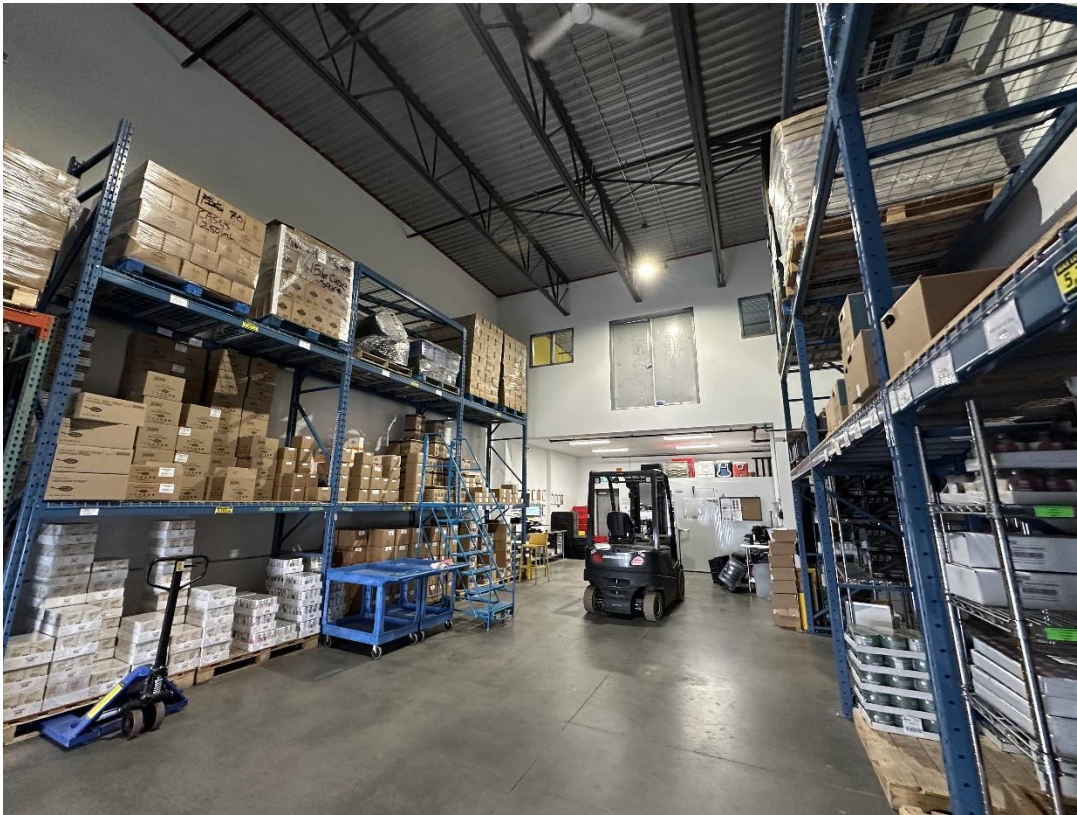
Reception/Entrance



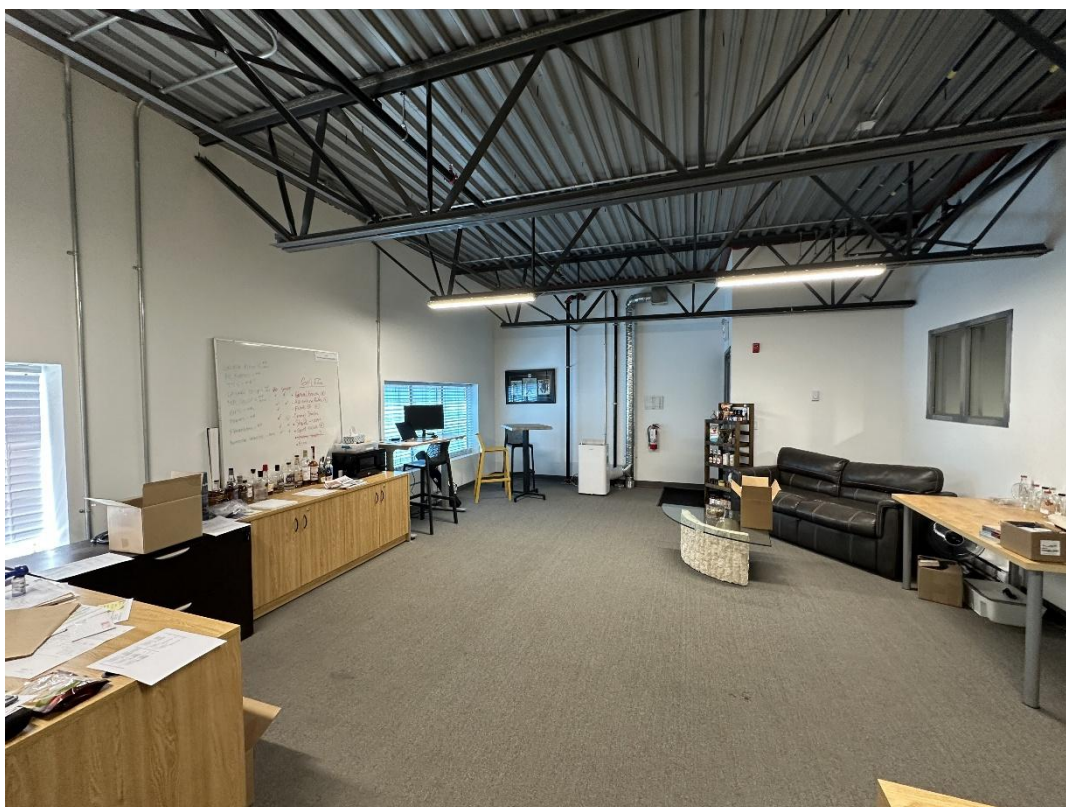
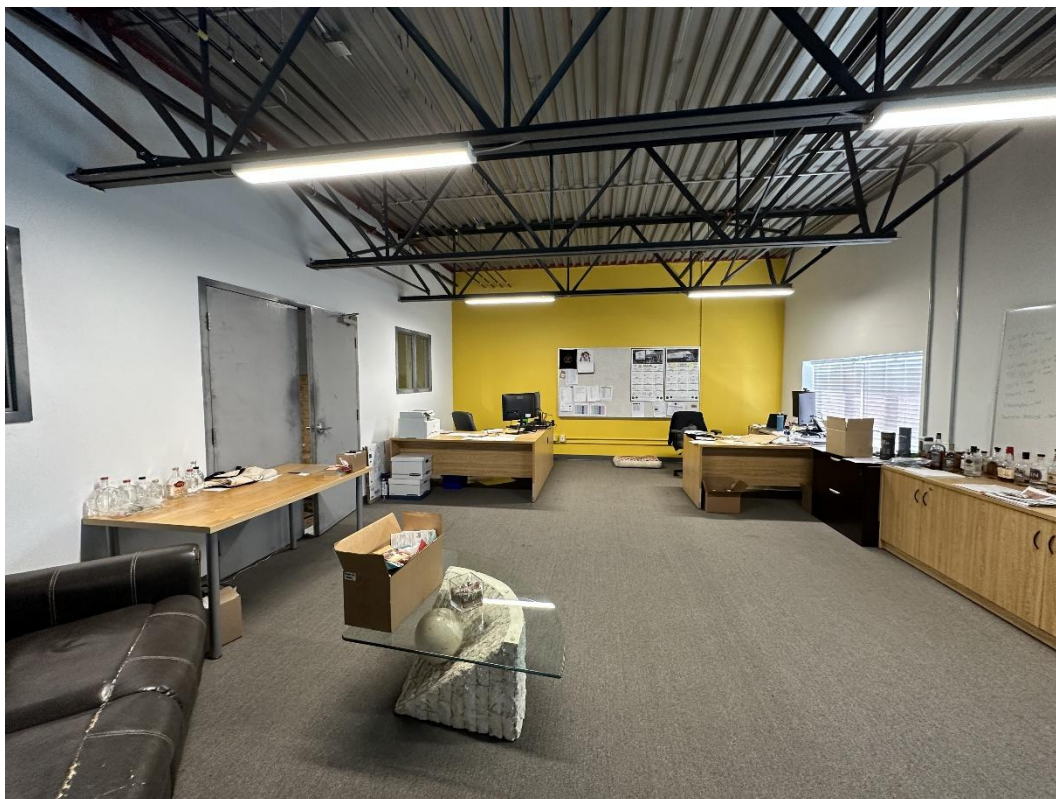
Warehouse



Warehouse



Mezzanine



I2 Zoning Uses Per Bylaw 12375 (Subject to Change)

[illegible]

12 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
22	Drive Throughs	-	P .14	P .14	P .14	P .14	P .14	P .14	P .14	P .14	-	-
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 .5	P	P	P	P	P	P	P	P	P .5	P .5
28	Gaming Facilities	-	-	-	-	P .8	P .8	-	-	-	-	-
29	Gas Bar	P .12	P .12	-	P .12	P .12	P .12	P .12	P .12	P .12	-	P .12
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 .10	S .10	S .10	S .10	S .10	S .10	S .10	-	-
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 .4, .5	P .4	P .4	P .4	P .4	P .4	P .4	P .4	P .4	P .5	P .5
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 .6	P .6	P	S	P	P	P	P	P	-	-
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
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
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 .9	P .9	P .9	P .9	P .9	P .9	P .9	P .9	P .9	S .9	S .9
59	Secondary Suite	-	-	-	-	S .15	S .15	S .15	S .15	S .15	-	-
60	Single Detached Housing	-	-	-	-	P	P	P	P	P	-	-
61	Spectator Sports Establishments	-	-	-	-	P	P	P	P	-	-	-
62	Stacked Townhouses	-	-	P	P	P .11	P .11	P .11	P .11	P .11	-	-
63	Temporary Shelter Services	-	P	P	P	P	P	P	P	P	-	P
64	Townhouses	-	-	P	P	P .11	P .11	P .11	P .11	P .11	-	-
65	Utility Services, Infrastructure	-	-	-	-	-	-	-	-	-	-	-
66	Warehousing	-	P	-	-	-	-	-	-	-	P	P
67	Wrecking Yards	-	-	-	-	-	-	-	-	-	-	-