

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)
- 5.4% Cap rate (Annual Net rent of \$41,712)
- Priced to sell at \$779,000 (\$305/sf)



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

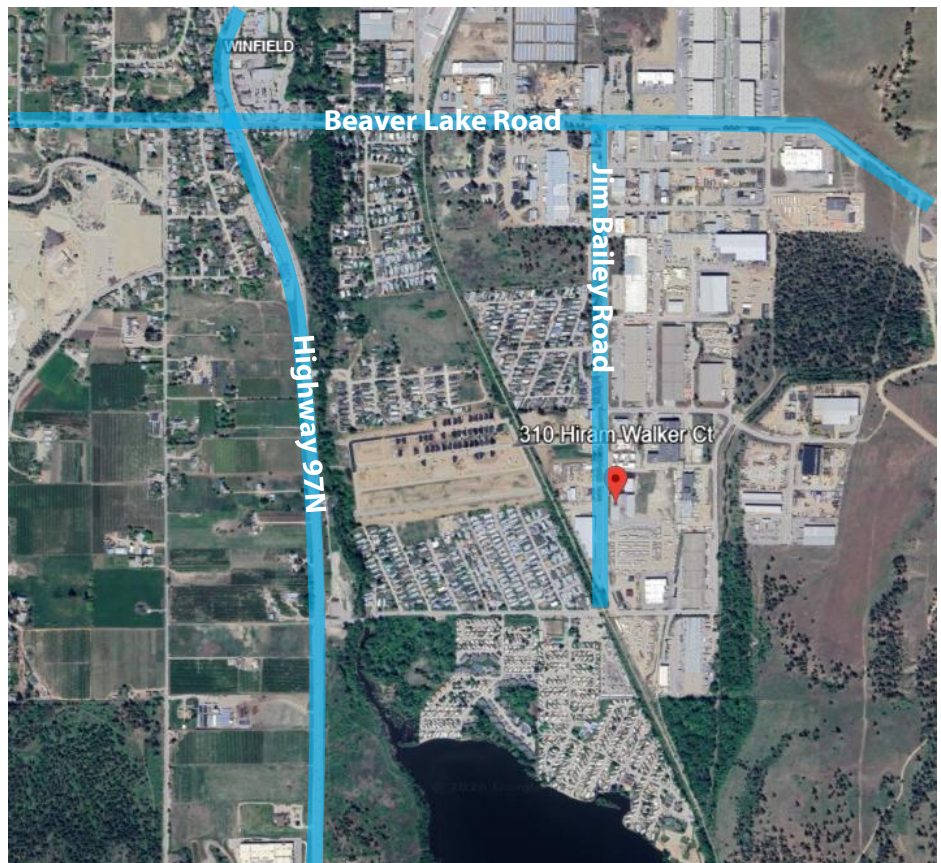
Peter Bouchard, B.Comm.
Owner | Commercial Realtor
250.470.9551 | Peter@CorpAccord.com

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

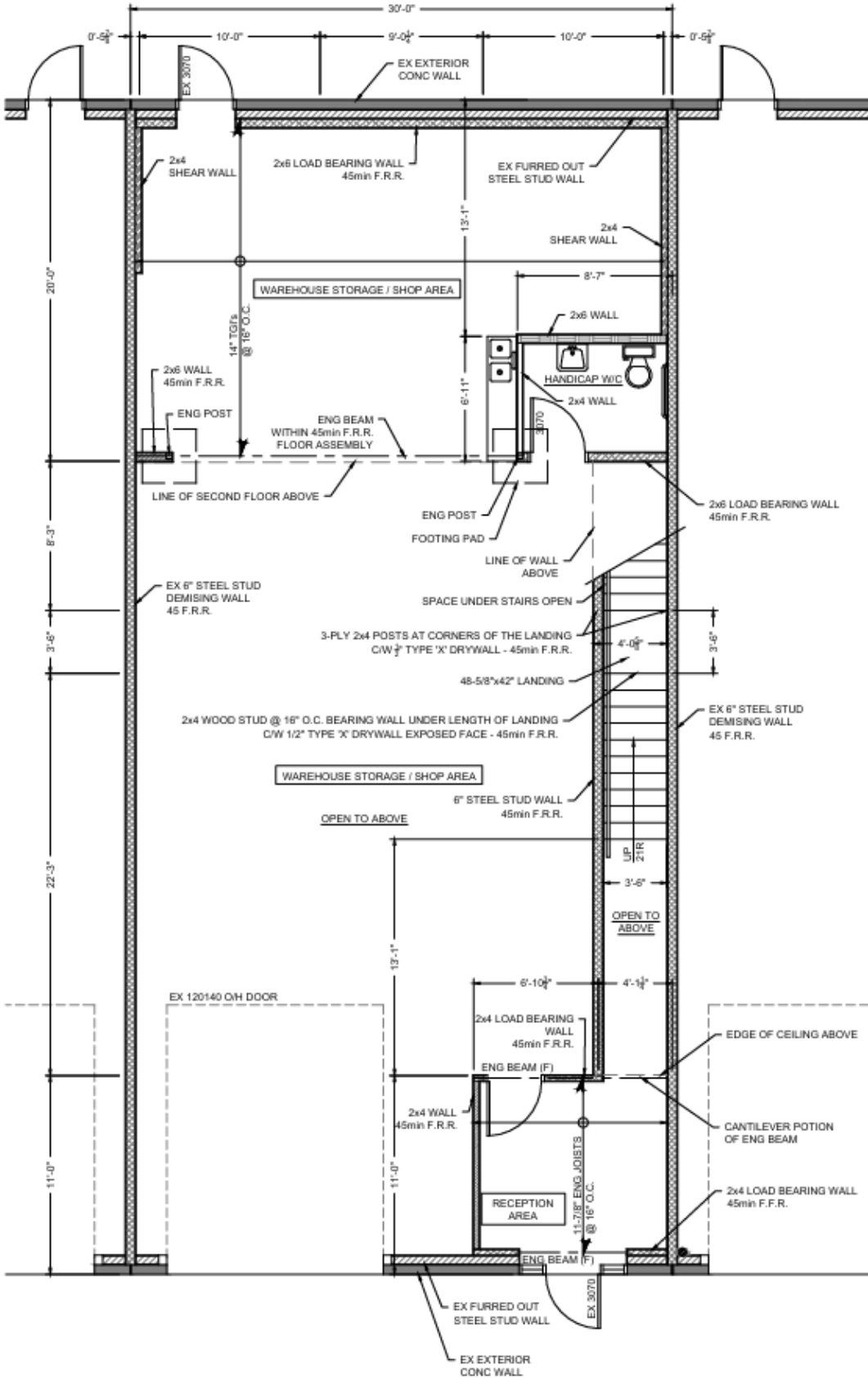
Executive Summary

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	\$779,000 [\$305/sf]

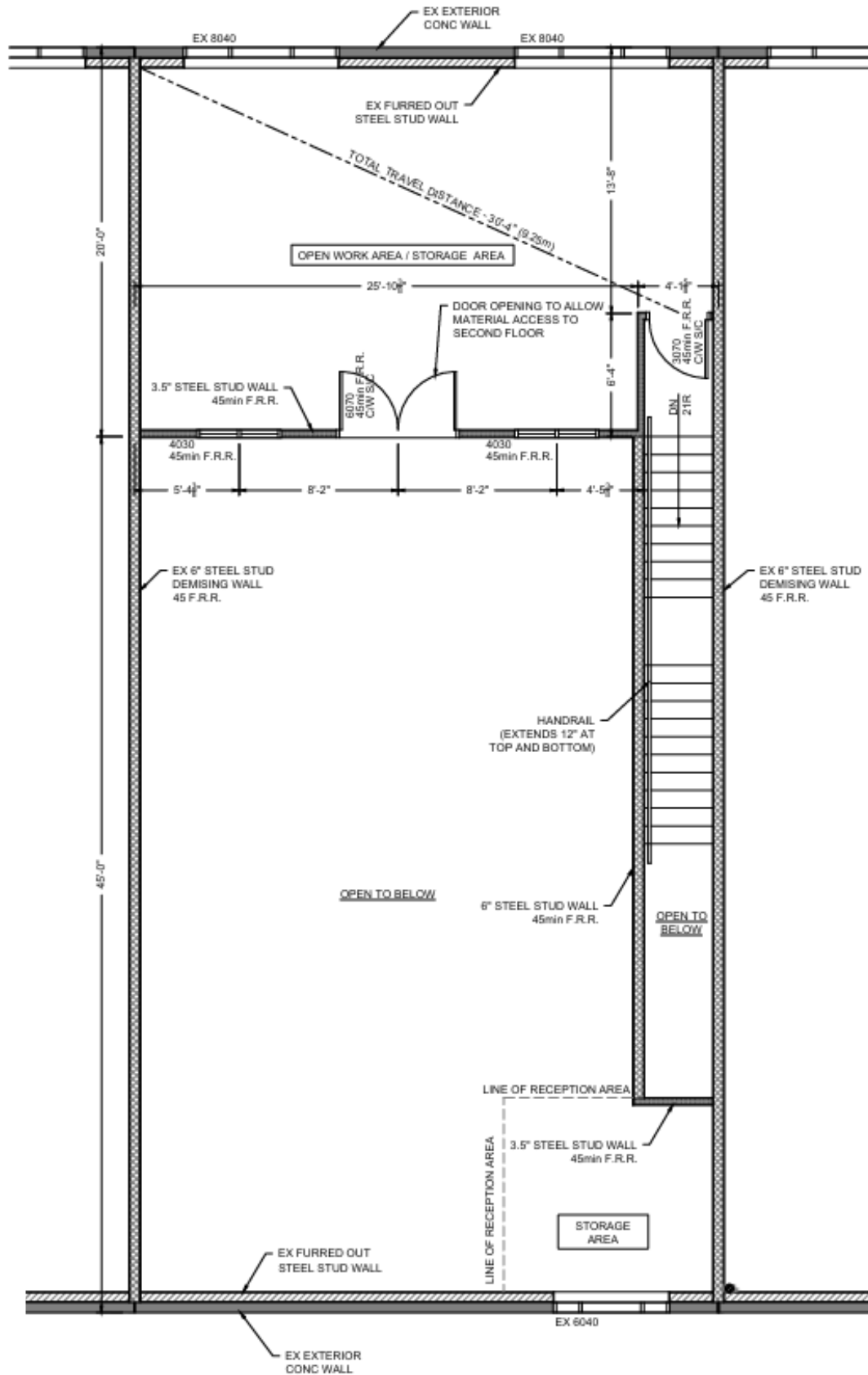
Location: Four minutes off Highway 97N!



Floor Plan: Main Floor



Floor Plan: Mezzanine



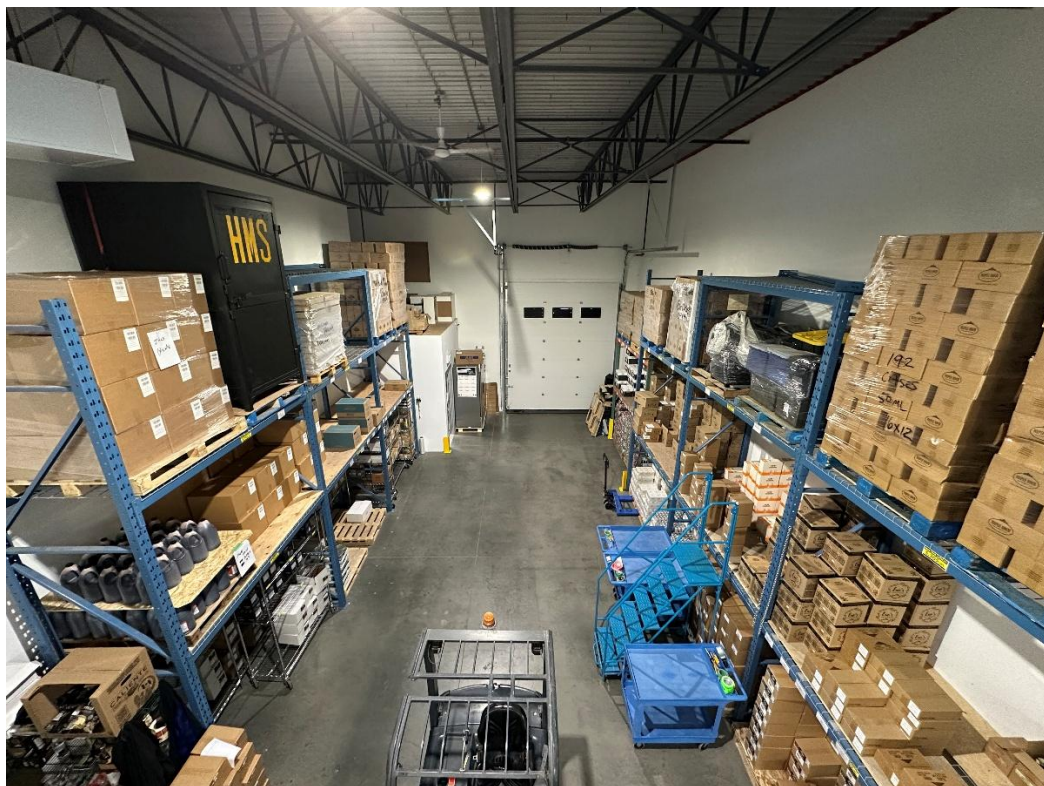
Site Plan



Reception/Entrance



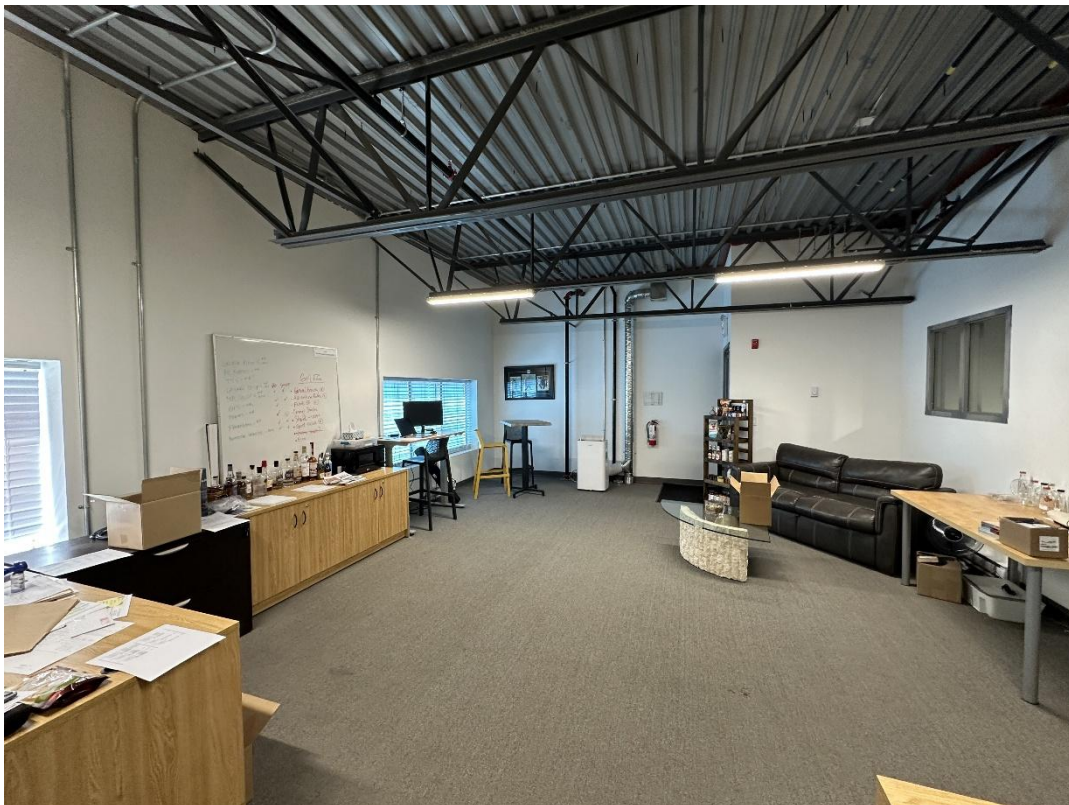
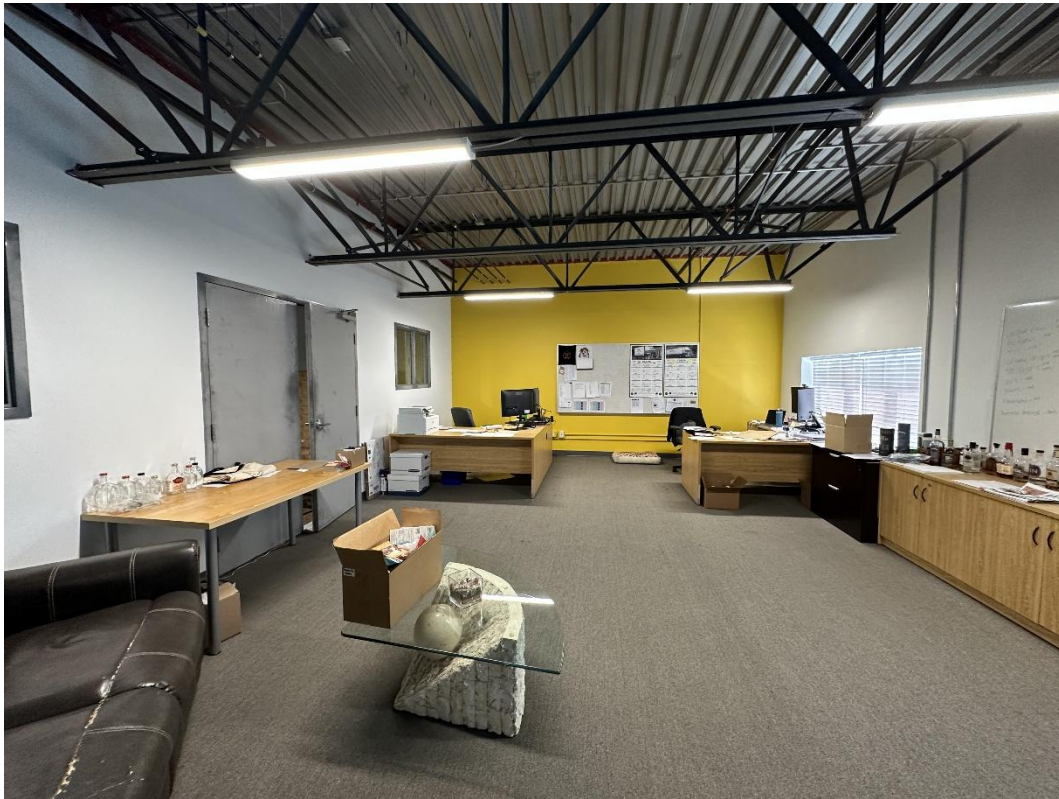
Warehouse



Warehouse



Mezzanine



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	-	-	-	-	-	-	-	-	-	-	-