

# 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)
- 5.84% Cap rate (Annual Net rent of \$41,712)
- Priced to sell at \$714,000 (\$280/sf)



**Cameron Bouchard, B.Comm.**  
Owner | Commercial Realtor  
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Owner | Commercial Realtor  
250.470.9551 | [Peter@CorpAccord.com](mailto:Peter@CorpAccord.com)

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

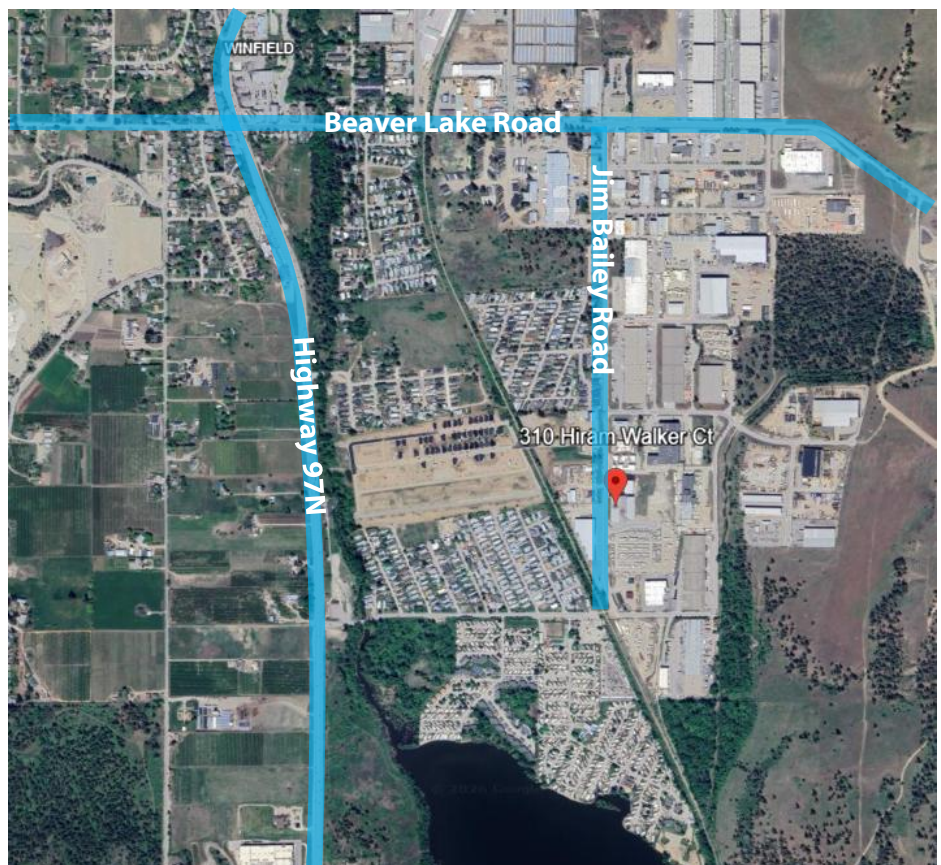
# Executive Summary

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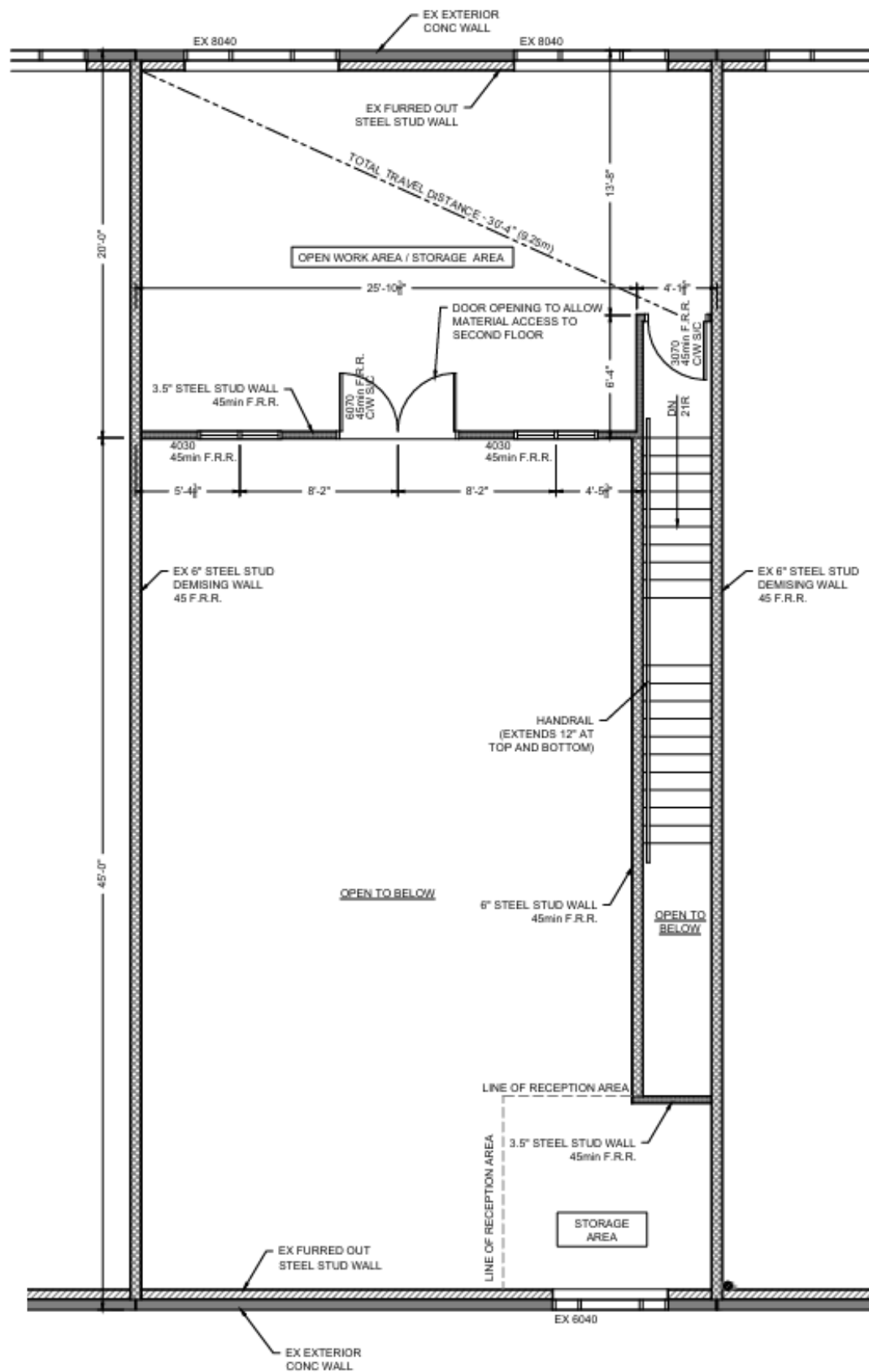
|                    |                                                                        |
|--------------------|------------------------------------------------------------------------|
| LEGAL DESCRIPTION  | Strata Lot 4, Plan EPS7819, Section 2, Township 20, O.D.Y.D.           |
| PID                | 031-505-333                                                            |
| UNIT SIZE          | 2550 ft. <sup>2</sup> (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              | \$714,000 [\$280/sf]                                                   |

Location: Four minutes off Highway 97N!

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# Site Plan



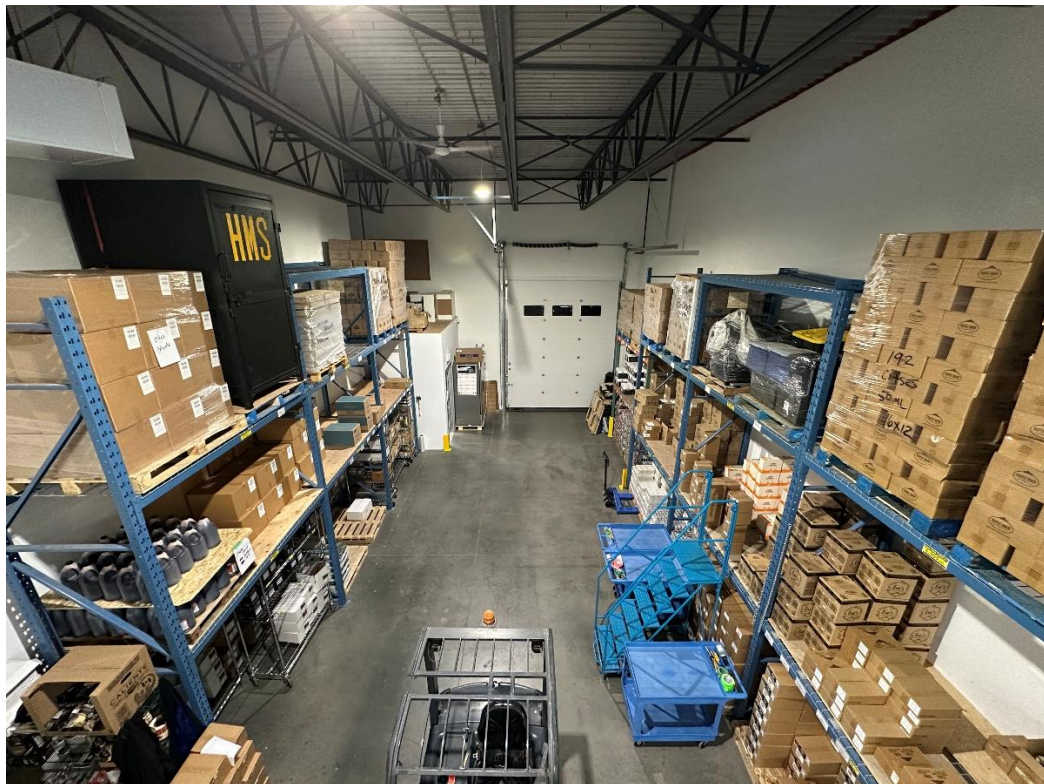
## Reception/Entrance

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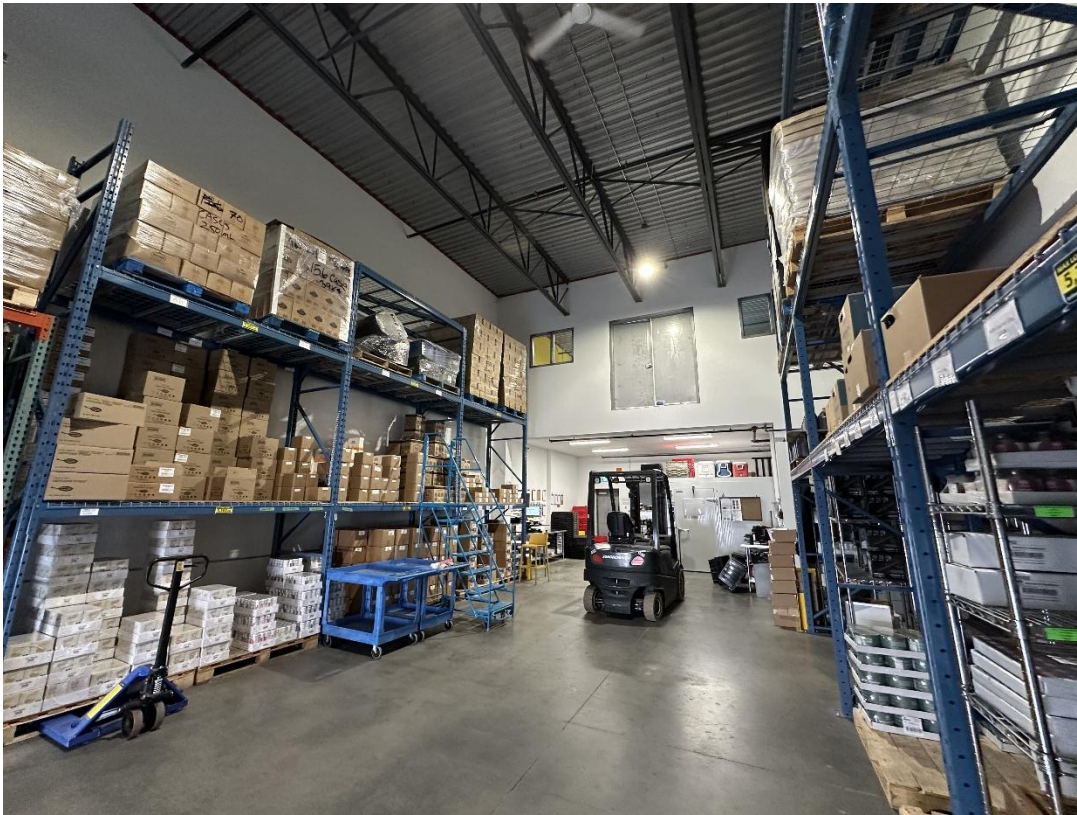
## Warehouse

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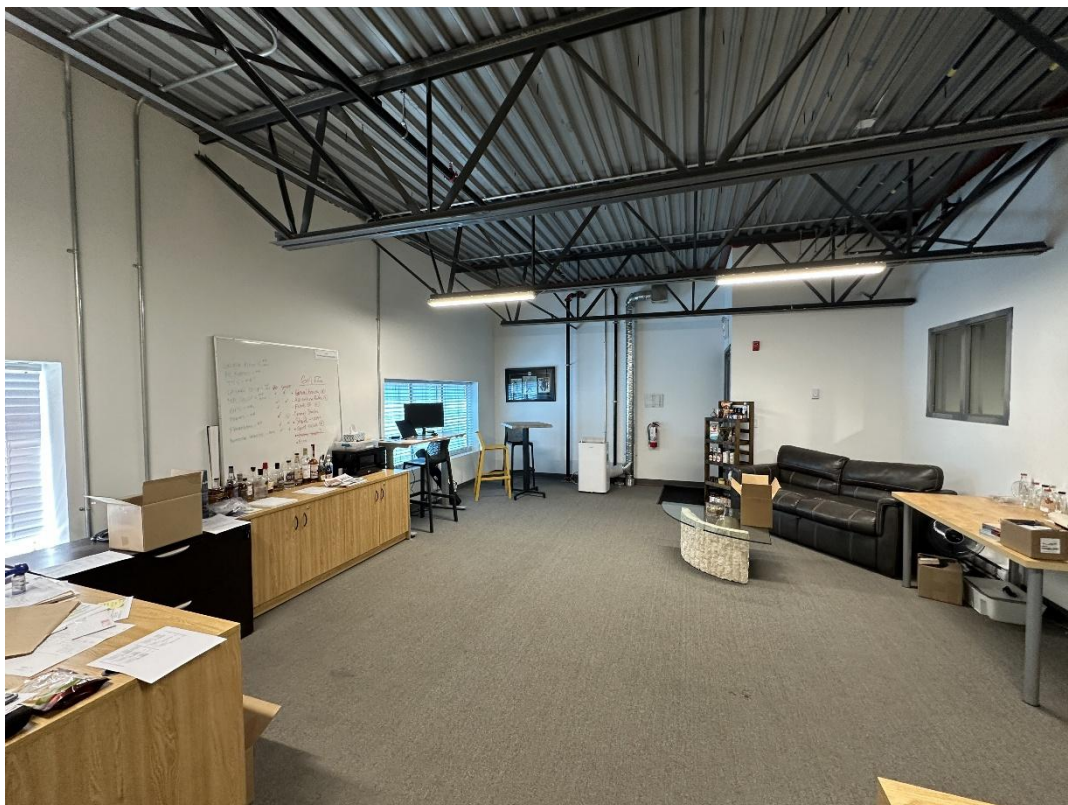
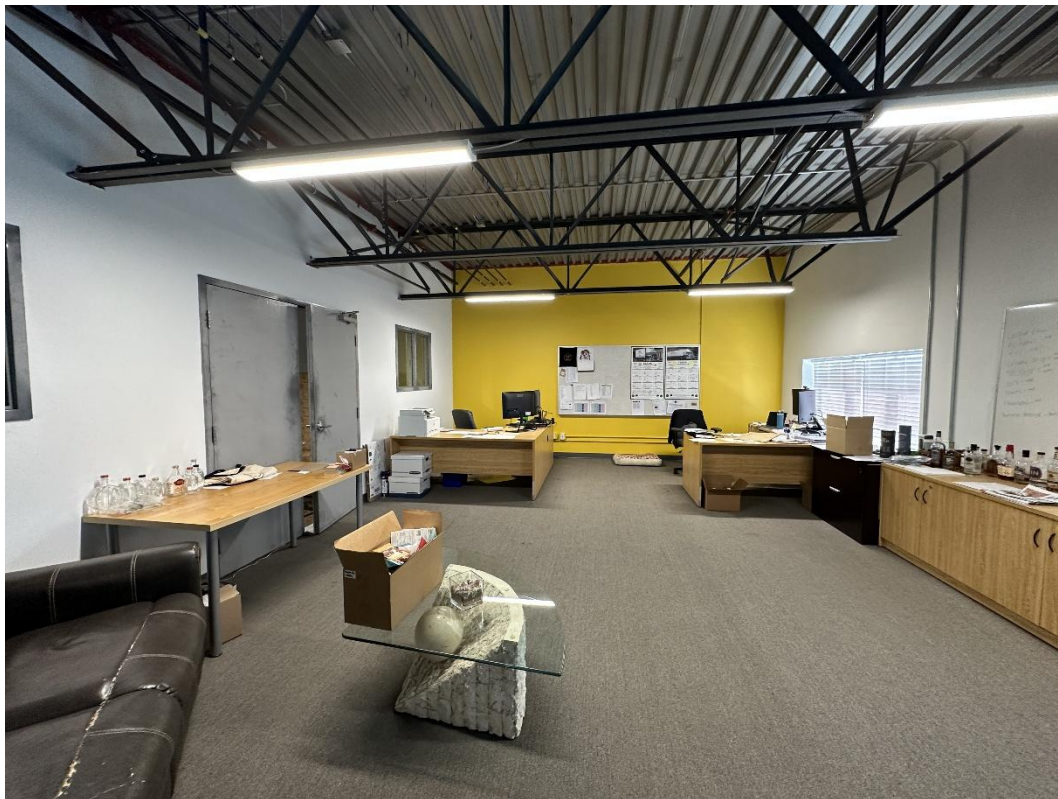
# Warehouse

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# Mezzanine

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

[illegible]

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

| Uses |                                          | Zones<br>(*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                           | -                                               | -     | -     | -     | -     | -     | -     | -     | -     | -    | -     |