

# WAREHOUSE WITH YARD FOR LEASE

## 111 - 2714 Highway 97N, Kelowna

- 3011sf shop with approx. 2000sf of yard area (52 feet by an average depth of about 40 feet)
- Front 11' x 23' reception and bathroom (mezzanine will be removed) otherwise open layout
- Shop has radiant heat (gas), 19'6" ceilings and 2x 100amp 3phase power panel
- Two Large Bay doors | Zoned: I2
- Excellent pull up parking - Includes 4 allocated on-site parking stalls
- Convenient highway 97 location across from Jacobsen GM near Leathead
- On-site pylon with great highway 97 visibility and exposure

Deemed Size (ft. <sup>2</sup> )	Base Rent* (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
3011	\$19.50	\$5.50	\$6272	GST and Utilities

\* Base Rent to increase 3% annually to over inflation



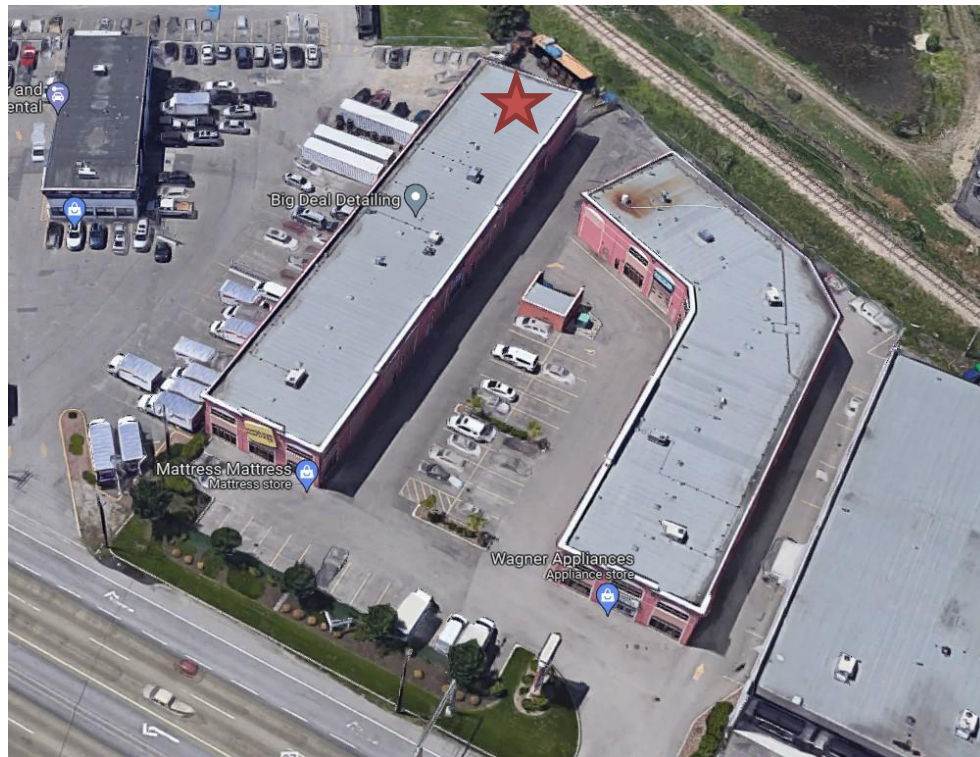
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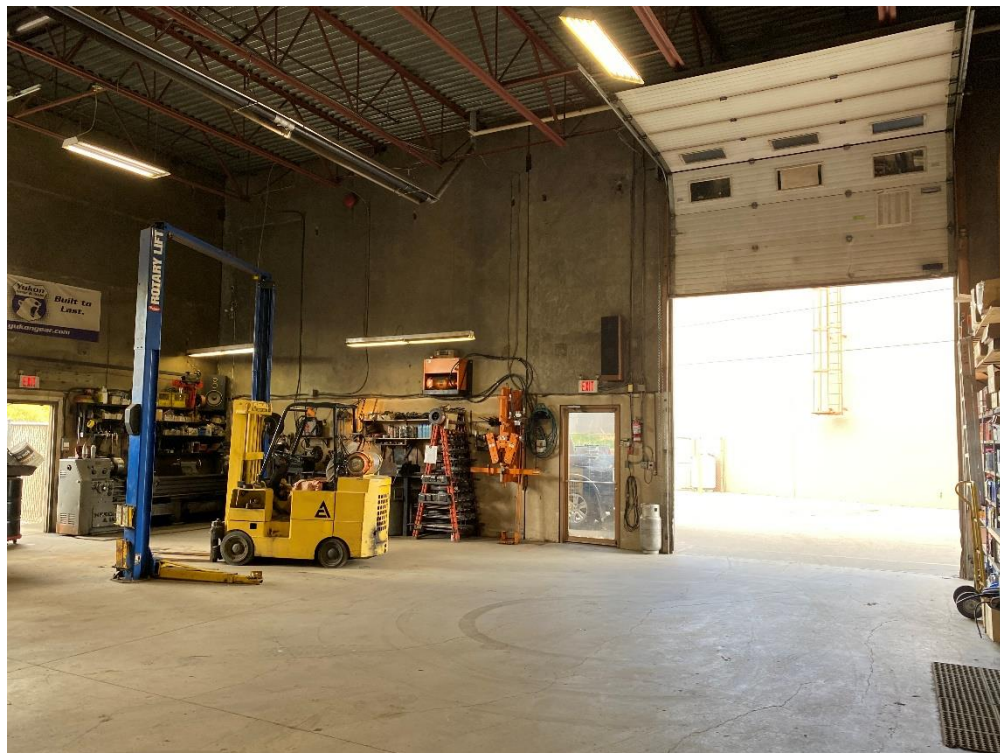
## Lot Aerial

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## Front Bay Door

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## Shop (lifts to be removed)

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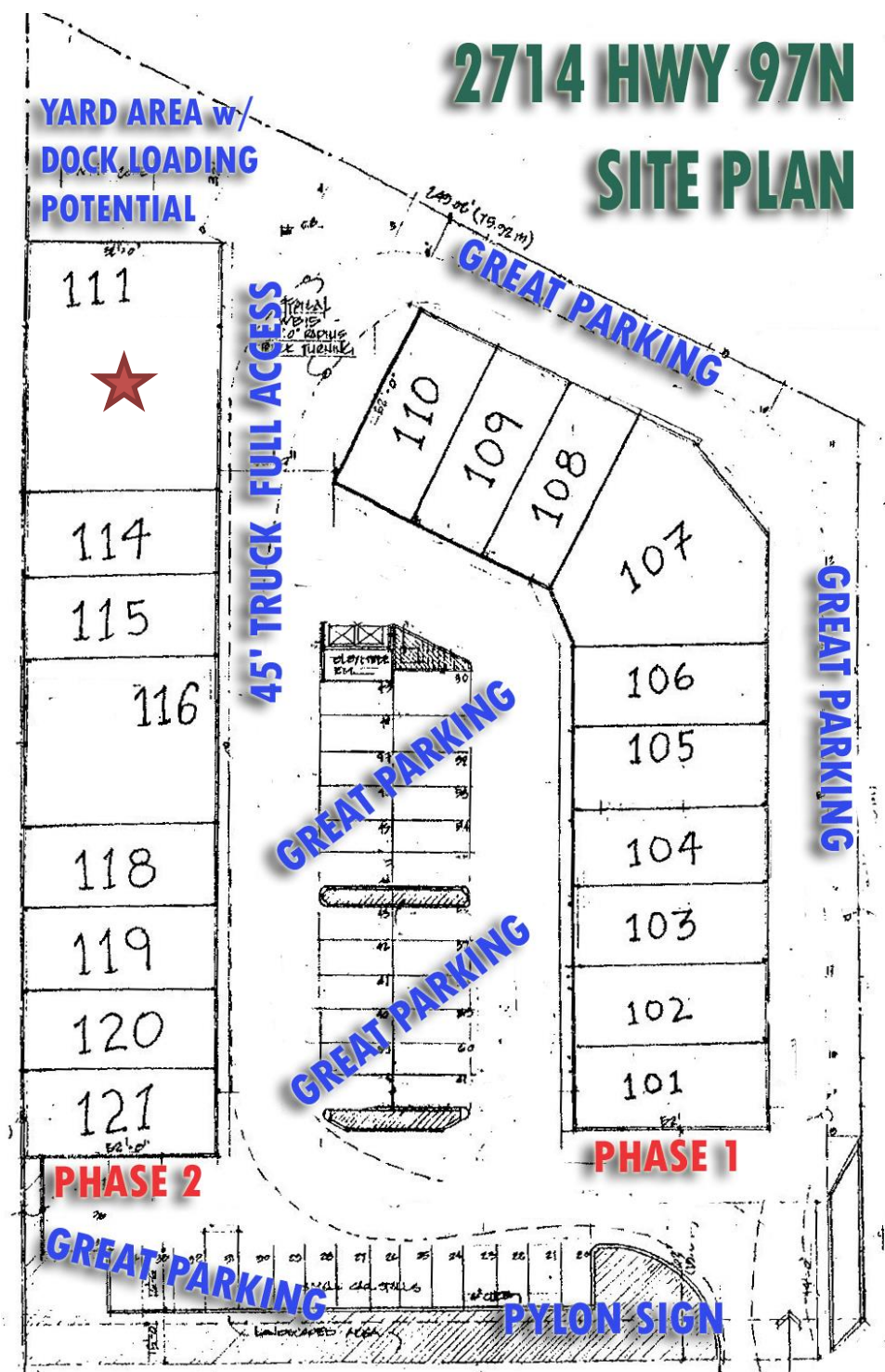


## Reception area

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## Approximate Site Plan:





## 15.2 I2 – General Industrial

### 15.2.1 Purpose

The purpose is to provide for **general industrial uses**.

### 15.2.2 Principal Uses

The **principal uses** in this **zone** are:

**BL9348** added animal clinics, major and renumbered subsequent paragraphs

- (a) animal clinics, major
- (b) auctioneering establishments
- (c) automotive and equipment repair shops
- (d) automotive and minor recreation vehicle sales/rentals
- (e) bulk fuel depots
- (f) commercial storage
- (g) contractor services, general
- (h) contractor services, limited
- (i) convenience vehicle rentals
- (j) custom indoor manufacturing

**BL8960** deleted eating & drinking establishments, minor

**BL8800** added a new paragraph (k) and renumbered the subsequent paragraphs

- (k) emergency and protective services
- (l) equipment rentals
- (m) fleet services

**BL8960** added the following food primary use:

- (n) food primary establishment
- (o) gas bars
- (p) general industrial uses
- (q) household repair services

**BL8960** added the following liquor primary use:

- (r) liquor primary establishment, minor
- (s) outdoor storage
- (t) participant recreation services, indoor

**BL9120** added private clubs and renumbered the subsequent paragraphs:

- (u) private clubs
- (v) rapid drive-through vehicle services
- (w) recycling depots
- (x) recycled materials drop-off centres
- (y) service stations, minor
- (z) service stations, major
- (aa) truck and mobile home sales/rentals
- (bb) utility services, minor impact
- (cc) vehicle and equipment services, industrial
- (dd) warehouse sales

### 15.2.3 Secondary Uses

The **secondary uses** in this **zone** are:

- (a) residential security/operator unit
- (b) care centres, major