

OFFICE WITH ELEVATOR FOR SALE:

7 - 1790 KLO Road, Kelowna, BC



EXCELLENT VALUE FEATURING:

- Approximately 1782 SF of elevator accessible second floor office space
- Convenient corner of K.L.O. and Benvoulin. Zoned C10.
- Attractive location capturing mission and East Kelowna wealthy demographic
- Full Elevator Accessibility | Pylon and façade signage available
- Fully occupied with two below market short term rentals - suitable for investors and owner occupiers. Nice views and onsite parking.
- **Offered at \$397,000:** Great value - priced well below tax assessed value.

FOR MORE INFORMATION PLEASE CONTACT:

Corporate Accord Realty LTD.

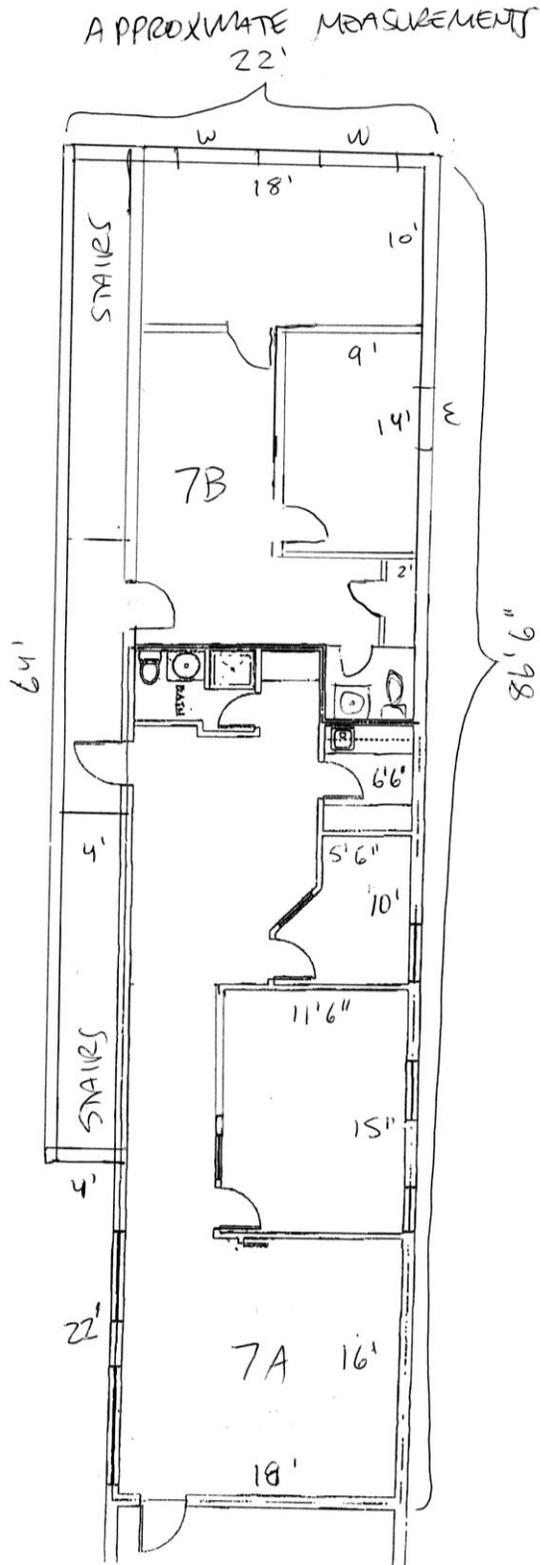
Commercial & Investment Real Estate Services

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APPROXIMATE FLOORPLAN



ELEVATOR AND LOBBY

INTERIOR



Kelowna's C10 Zoning allows for a multitude of office uses including the following:

BROADCASTING STUDIOS means development used for the production and/or broadcasting of audio and visual programming typically associated with radio, television and motion picture studios.

BUSINESS SUPPORT SERVICES means development used to provide support services to businesses and which are characterized by one or more of the use of minor mechanical equipment for printing, duplicating, binding or photographic processing; secretarial services; the provision of office maintenance or custodial services; the provision of office security; and the sale, rental, repair, or servicing of office equipment, furniture and machines. Typical uses include but are not limited to printing establishments, testing laboratories, film processing establishments, janitorial firms and office equipment sales, repair establishments, and sign shops.

COMMERCIAL SCHOOL means development used for training, instruction, and certification in a specific trade, skill, or service for the financial gain of the individual or company owning the school. Typical uses include but are not limited to secretarial, business, hairdressing, beauty culture, dancing, or music schools.

COMMUNITY RECREATION SERVICES means development for recreation, social or multi-purpose use primarily intended for local community purposes. Typical uses include but are not limited to community halls, non-profit social clubs, and community centres operated by a local residents association.

GOVERNMENT AGENCY means development used by municipal, provincial, or federal government providing for a consolidated operation that provides a combination of direct services to the public, offices for administration, limited outdoor storage of fleet vehicles and equipment, and indoor storage and maintenance areas for fleet vehicles, equipment and warehousing.

HOUSEHOLD REPAIR SERVICES means development used for the provision of repair to goods, equipment and small appliances normally found within the home. Typical uses include but are not limited to radio, television, and appliance repair, furniture refinishing, and upholstery shops. This use class does not include personal services establishments.

OFFICES, CONSTRUCTION AND DEVELOPMENT INDUSTRY means those professional offices restricted to providing service to the construction and development industries. This includes offices providing architectural, engineering, surveying, landscape architectural, and planning services.

PARTICIPANT RECREATION SERVICES, INDOOR means facilities within an enclosed building for sports, active recreation and performing and cultural arts where patrons are predominantly participants. Typical uses include but are not limited to athletic clubs, health and fitness clubs, swimming pools, rifle and pistol ranges, bowling alleys, and racquet clubs.

PRIVATE CLUB means a development used for the meeting, social, or recreational activities of members of a philanthropic, social service, non-profit, athletic, business or fraternal organisation. Private clubs may include rooms for eating, drinking and general assembly and may hold a Liquor Primary License.

If you are unsure if your business is a fit for this zoning then please contact Peter Bouchard at 250.470.9551 or Peter@corpacord.com.