

WAREHOUSE FOR LEASE

101 - 1845 Kyle Court, West Kelowna

- Recently renovated 1814 sf (main floor only!) unit with air conditioning (5-ton), one handicapped washroom, a 100 amp three phase panel, a gas fired unit heater, and overhead lighting
- Includes a small yard area on the side
- C4 Service Commercial zoning (see last page) allows for multiple uses
- Convenient location close to HWY 97

Unit	Main Floor (ft. ²)	Base Rent* (/sf/yr)	Deemed Triple Net* (/sf/yr)	"All In" Rent Per Month**	Parking Spaces
101	1814	\$15.50	\$6.00	\$3250	2

*Base rent and Triple Net increases 3% per year to cover inflation | **Plus GST and utilities

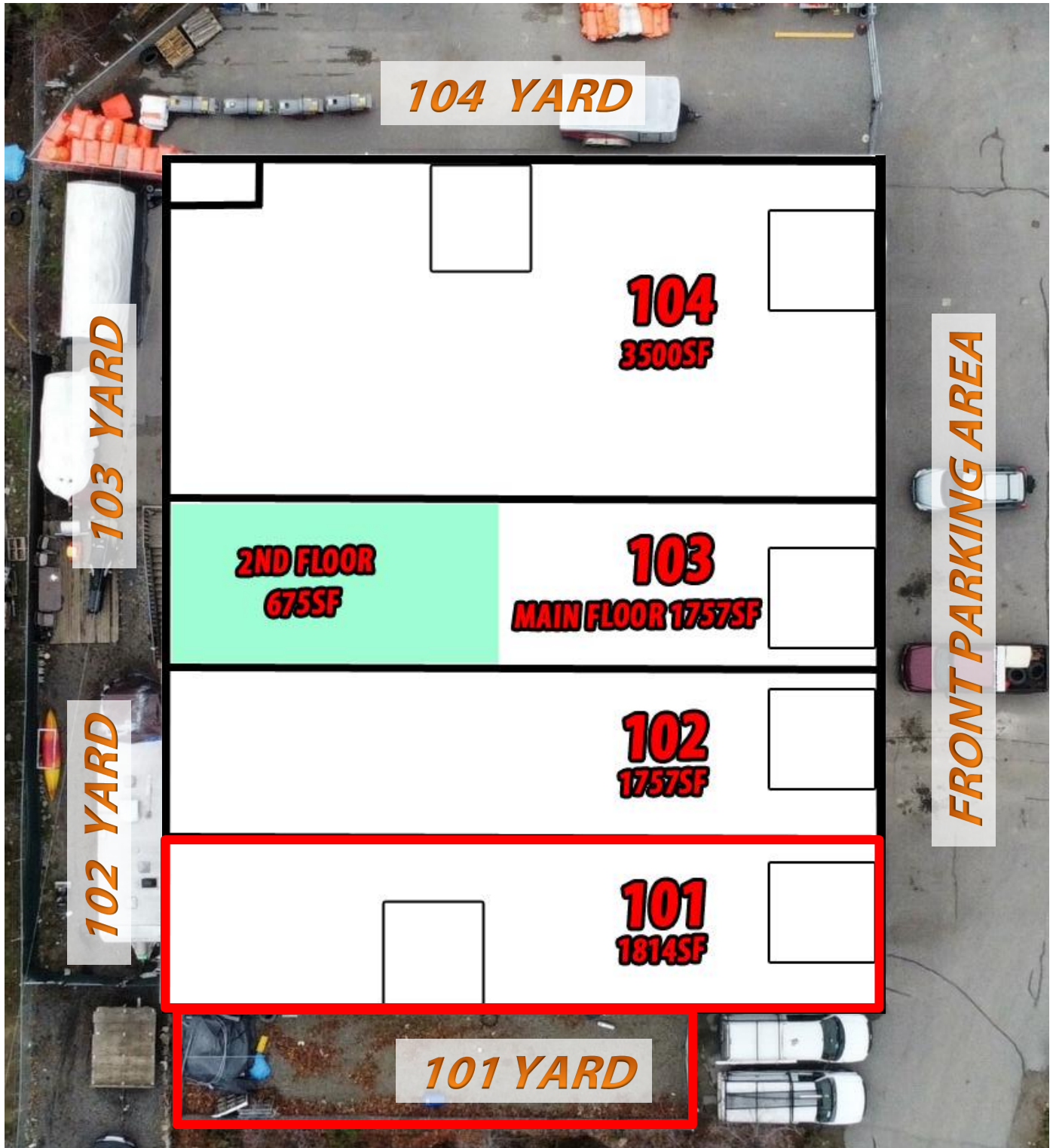


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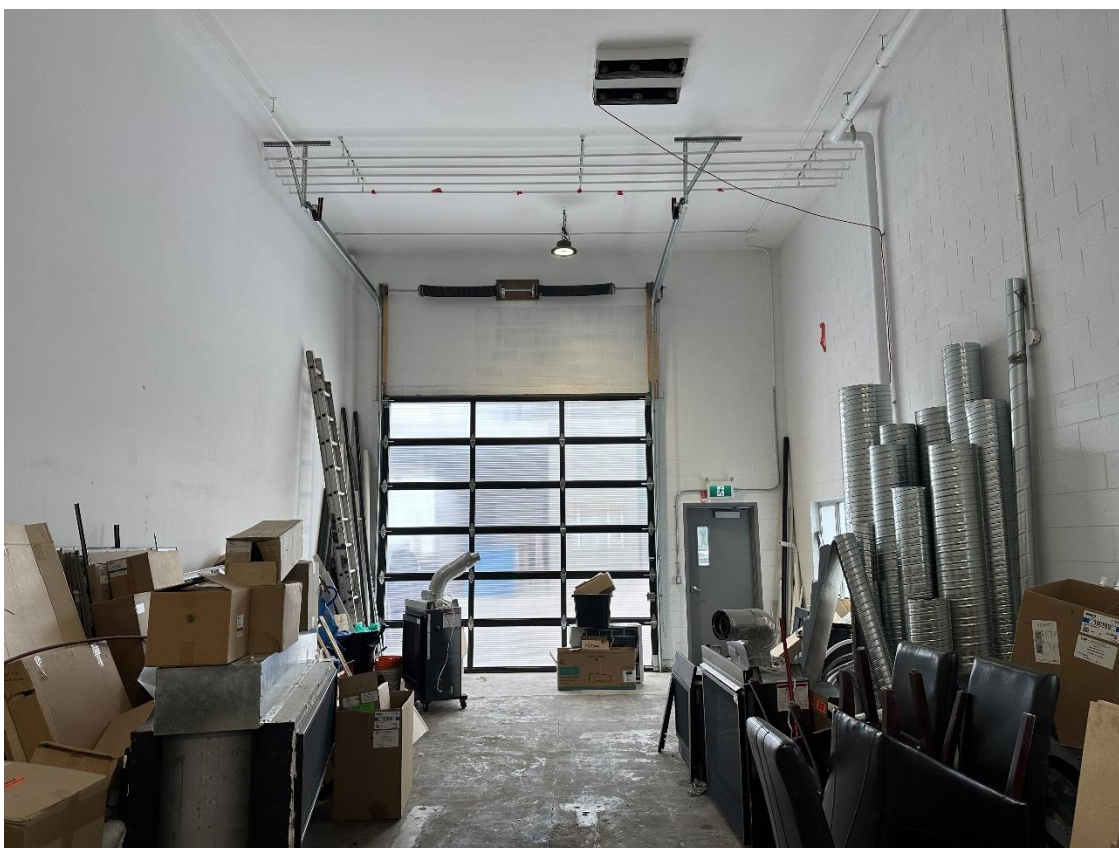
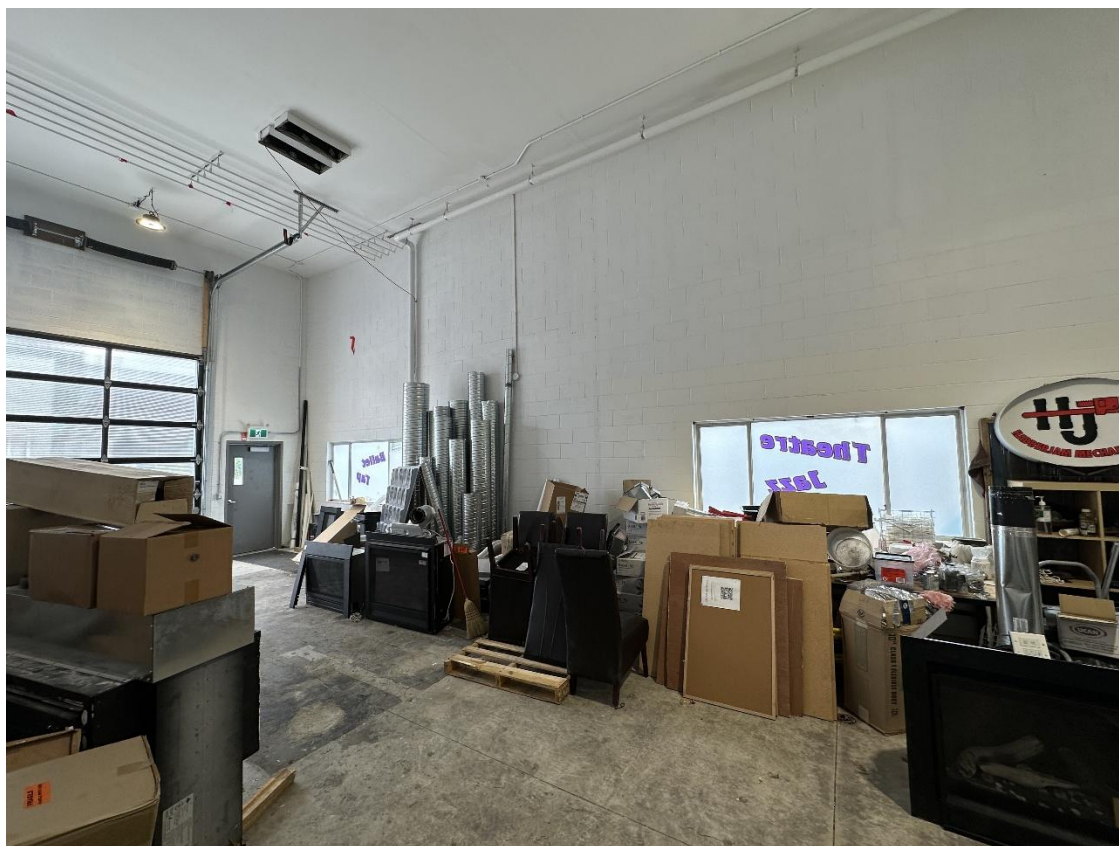
Approximate Building Plan



Interior Photos (with 10' x 12' Bay Door)



Interior Photos: Continued



Exterior Photos: Bay door and Yard Area



City of West Kelowna Zoning Bylaw No. 0320 (06/03/2026):

<https://www.westkelownacity.ca/en/city-hall/resources/Documents/B0320-Zoning-Bylaw.pdf>

.1 Purpose

To accommodate vehicular oriented low intensity uses and associated uses located outside of identified Urban and Neighbourhood Centres, as identified in the City's Official Community Plan.

.2 Principal Uses, Buildings and Structures

- | | |
|---------------------------------------|---|
| (a) Agricultural market | (q) Hotel |
| (b) Auctioneering establishment | (r) Kennel, hobby |
| (c) Alcohol Production Facility | (s) Kennel, service |
| (d) Broadcasting studio | (t) Office |
| (e) Bulk fuel depot | (u) Personal service establishment |
| (f) Commercial school | (v) Postal or courier service |
| (g) Commercial storage | (w) Printing or publishing |
| (h) Community or assembly hall | (x) Recreation services, indoor |
| (i) Contractor services | (y) Recycling depot |
| (j) Entertainment facility, indoor | (z) Restaurant |
| (k) Fire, police or ambulance service | (aa) Retail, general |
| (l) Food bank | (bb) Retail, service commercial, except for heavy equipment sales, rental or repair |
| (m) Funeral establishment | (cc) Vehicle washing facility |
| (n) Greenhouse or plant nursery | (dd) Veterinary clinic |
| (o) High technology business | (ee) Warehouse |
| (p) High technology industry | |

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Apartment
- (c) Outdoor storage

.4 Site Specific Uses, Buildings and Structures

- (a) On Lot 7 DLS 507 and 2601 ODYD Plan KAP50056 (#1-1812 Byland Road): one Non-Medical Cannabis Retail Store as indicated on Schedule 'B' of Zoning Amendment Bylaw No. 0154.79