

WAREHOUSE FOR LEASE

102 - 1845 Kyle Court, West Kelowna

- *Includes small yard*
- *Renovations underway: the Landlord shall supply one handicapped washroom, a 100 amp three phase panel, one space heater and one overhead light*
- *C4 Service Commercial zoning (see last page) allows for multiple uses*
- *The Landlord can build additional rear mezzanines (upper floor rent is \$12/sf/year)*
- *Available for occupancy soon – Approximate Façade shown below*



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1757sf

Unit	Main Floor (ft. ²)	2 nd Floor (ft. ²)	Base Rent* (/sf/yr)	Triple Net (/main sf/yr)	"All In" Rent Per Month**	Bay Doors
102	1757	0	\$14.00	\$5.00	\$2781	1 x 10'hx12'w

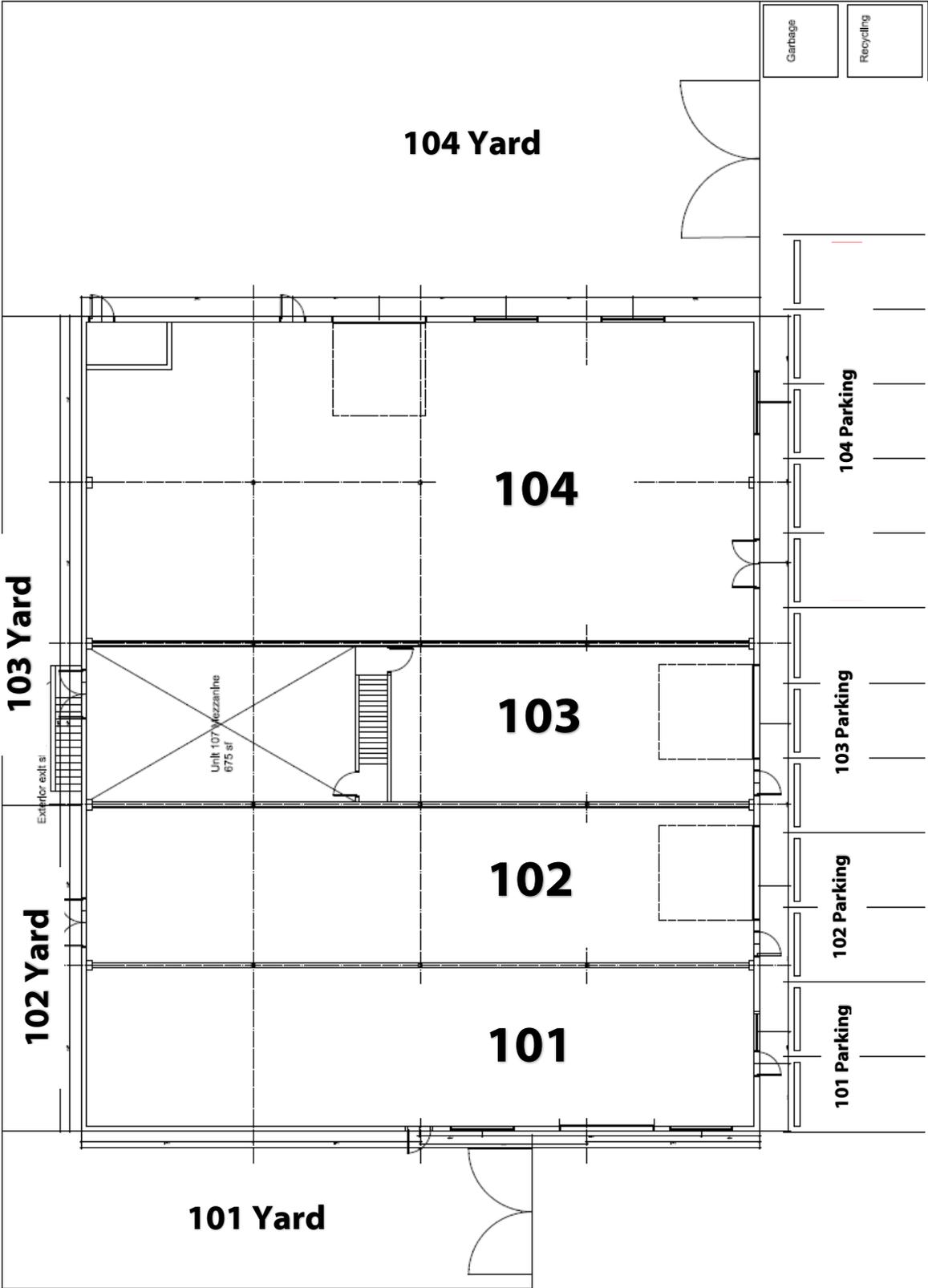
*Base rent increases 3% per year to cover inflation | **Plus GST and utilities



Interior Photos



Parking and yard plan



City of West Kelowna zoning bylaw:

<https://www.westkelownacity.ca/en/city-hall/resources/Documents/0154-Zoning---Part-11---Commercial.pdf>

2 Principal Uses, Buildings and Structures

- (a) Agricultural market
- (b) Auctioneering establishment
- (c) Brewery, distillery or meadery
- (d) Broadcasting studio
- (e) Bulk fuel depot
- (f) COMMERCIAL SCHOOL means premises used for commercial training, instruction, or certification in a specific trade, skill or service. Typical uses include secretarial, business, hairdressing, information technology, beauty, culture, and music schools.**
- (g) Commercial storage
- (h) Community or assembly hall
- (i) CONTRACTOR SERVICES means premises used for the provision of contractor services which typically includes: road construction, landscaping, concrete, electrical, heating and cooling, plumbing or similar services of a construction nature which require on-site storage of equipment and vehicles, warehouse space and accessory sales and office space.**
- (j) Entertainment facility, indoor
- (k) Fire, police or ambulance service
- (l) Food bank
- (m) Funeral establishment
- (n) Greenhouse or plant nursery
- (o) HIGH TECHNOLOGY BUSINESS means premises used for the sales, research, development and testing of high technology products, programs or services such as telecommunications, pharmaceuticals, computers or electronics or similar uses that require advanced technology, but does not include the manufacture, assembly or processing of such products.**
- (p) Hotel
- (q) Kennel, hobby or kennel, service
- (r) Office
- (s) Personal service establishment
- (t) Postal or courier service
- (u) Printing or publishing
- (v) Recreation services, indoor
- (w) Recycling depot
- (x) Restaurant
- (y) RETAIL, GENERAL means premises where goods are sold and services are provided and in which exterior seasonal sales and storage areas do not exceed 10% of the gross floor area of the business premises. This use excludes wholesale sales and the sale or repair of heavy agricultural, construction and industrial equipment.**
- (z) Retail, service commercial, except for heavy equipment sales, rental or repair: **RETAIL, SERVICE COMMERCIAL means general retail except that exterior sales and storage areas are not limited and wholesale sales and the sale or repair of heavy agricultural, construction and industrial equipment is permitted.**
- (aa) Vehicle washing facility
- (bb) Veterinary clinic
- (cc) WAREHOUSE means premises for the storage and distribution of large quantities of goods and typically includes wholesale sales and accessory office uses.**