WAREHOUSE WITH YARD FOR LEASE

104 - 1845 Kyle Court, West Kelowna

- *Recently renovated 4175 sf unit with air conditioning (2x 5-ton), one handicapped washroom, a 100 amp three phase panel (ask about potential upgrade to 200 amp three phase power), two gas fired unit heaters, and overhead lighting*
- *Includes a yard area on the side (approximately 2800sf!)*
- *C4 Service Commercial zoning (see last page) allows for multiple uses*
- *Convenient location close to HWY 97*
- *Available June 1, 2027!*

Unit	*Main Floor (ft.²)*	*2nd Floor (ft.²)*	*Base Rent* (/sf/yr)*	*Deemed Triple Net* (/ sf/yr)*	*"All In" Rent Per Month***	*Parking Spaces*
104	*3500*	*675*	*$15.00*	*$5.18*	***$7020***	*5*

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



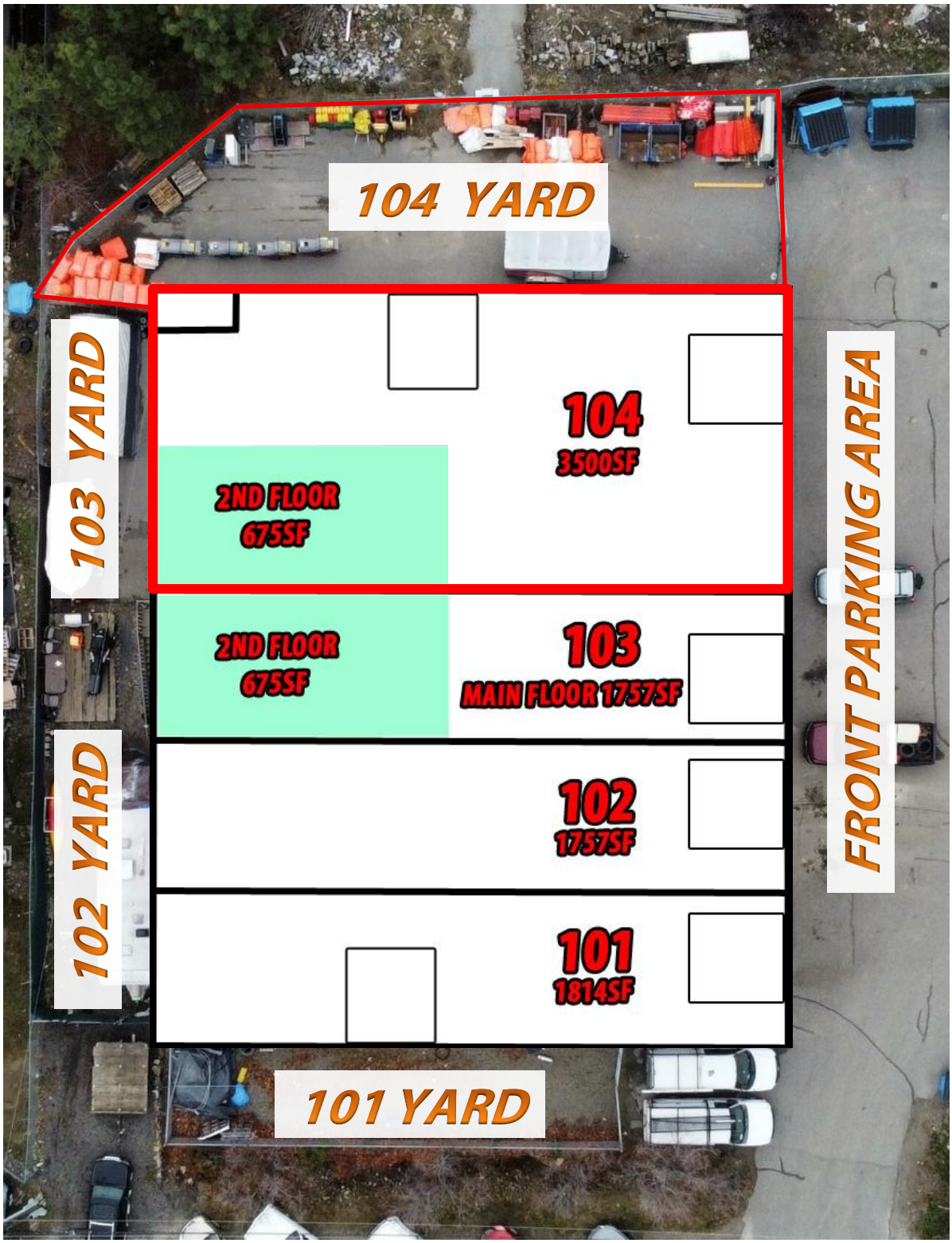
Corporate Accord Realty

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Approximate Building Plan



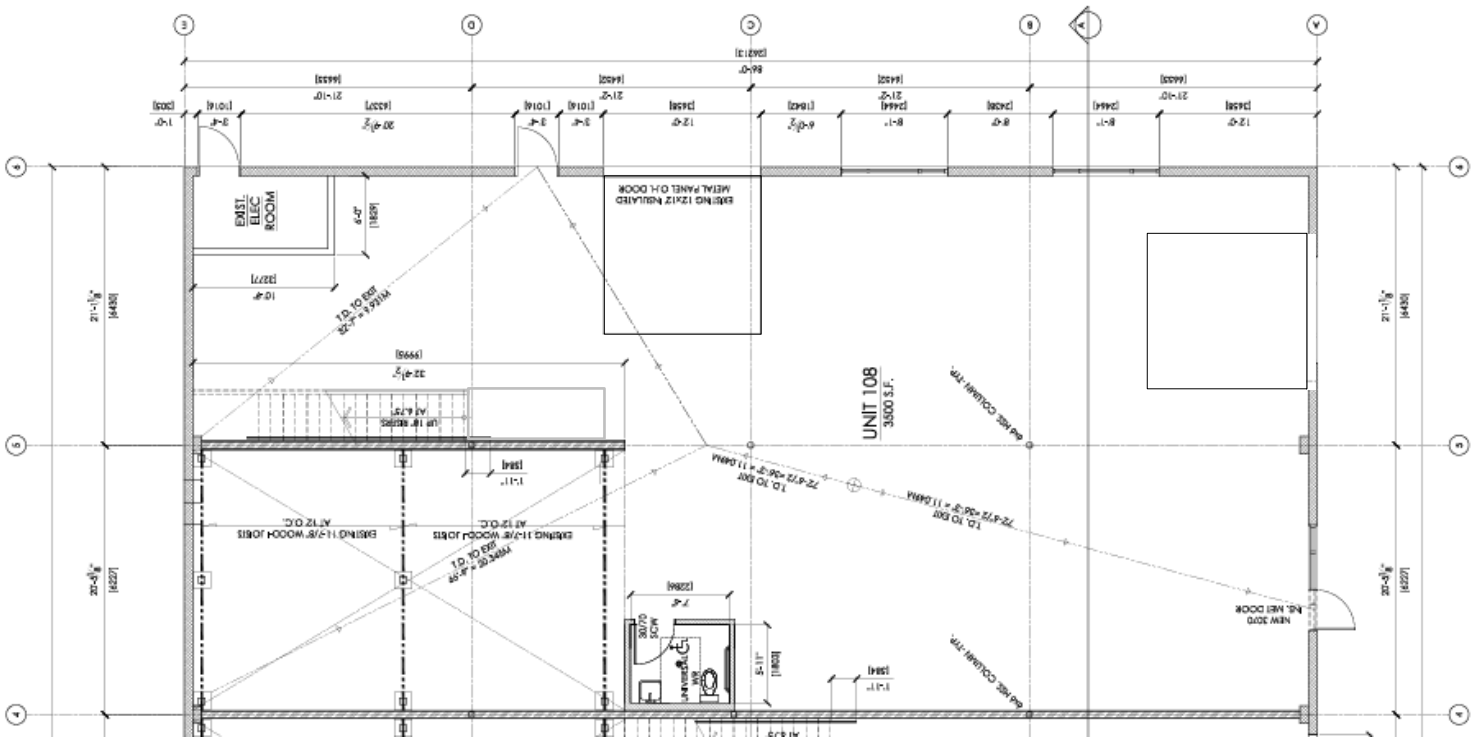
Corporate Accord Realty

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Convenient Location close to HWY 97



Approximate Floorplan (Measurements not guaranteed)



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





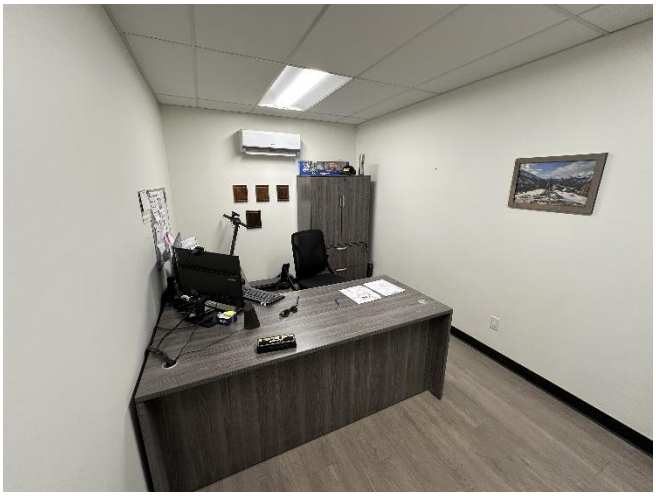
Interior Photos: Continued





Interior Photos: Continued





Exterior Photos: Second 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

11.4 SERVICE COMMERCIAL ZONE (C4)

.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
(b) Auctioneering establishment
(c) Alcohol Production Facility
(d) Broadcasting studio
(e) Bulk fuel depot
(f) Commercial school
(g) Commercial storage
(h) Community or assembly hall
(i) Contractor services
(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
(p) High technology industry
(q) Hotel
(r) Kennel, hobby
(s) Kennel, service
(t) Office
(u) Personal service establishment
(v) Postal or courier service
(w) Printing or publishing
(x) Recreation services, indoor
(y) Recycling depot
(z) Restaurant
(aa) Retail, general
(bb) Retail, service commercial, except for heavy equipment sales, rental or repair
(cc) Vehicle washing facility
(dd) Veterinary clinic
(ee) Warehouse

.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

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