

WAREHOUSES WITH YARD FOR LEASE

105-108 2689 Kyle Road, West Kelowna

- 105 has mid size yard, 106&107 have smaller yards and 108 has larger yard
- Renovations underway: the Landlord shall supply one handicapped washroom, a 200 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 **March 2022** – Approximate Façade shown below



Peter Bouchard, B.Comm. (UREC)
Peter@CorpAccord.com
250.470.9551

Corporate Accord Realty Ltd.
500 Sarsons Road,
Kelowna, BC Canada V1W 1C2

www.CorpAccord.com

1757 to 9503sf - affordable units with yards:

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
105	1814	0	\$16.00	\$5.00	\$3174	1 x 12'hx12'w
106	1757	0	\$15.00	\$5.00	\$2928	1 x 12'hx12'w
107	1757	675	\$13.00	\$5.00	\$3366	1 x 12'hx12'w
108	3500	0	\$16.00	\$5.00	\$6125	1 x 12'hx12'w
All	8828	675	\$15.05	\$5.00	\$15,593	1 x 12'hx12'w

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

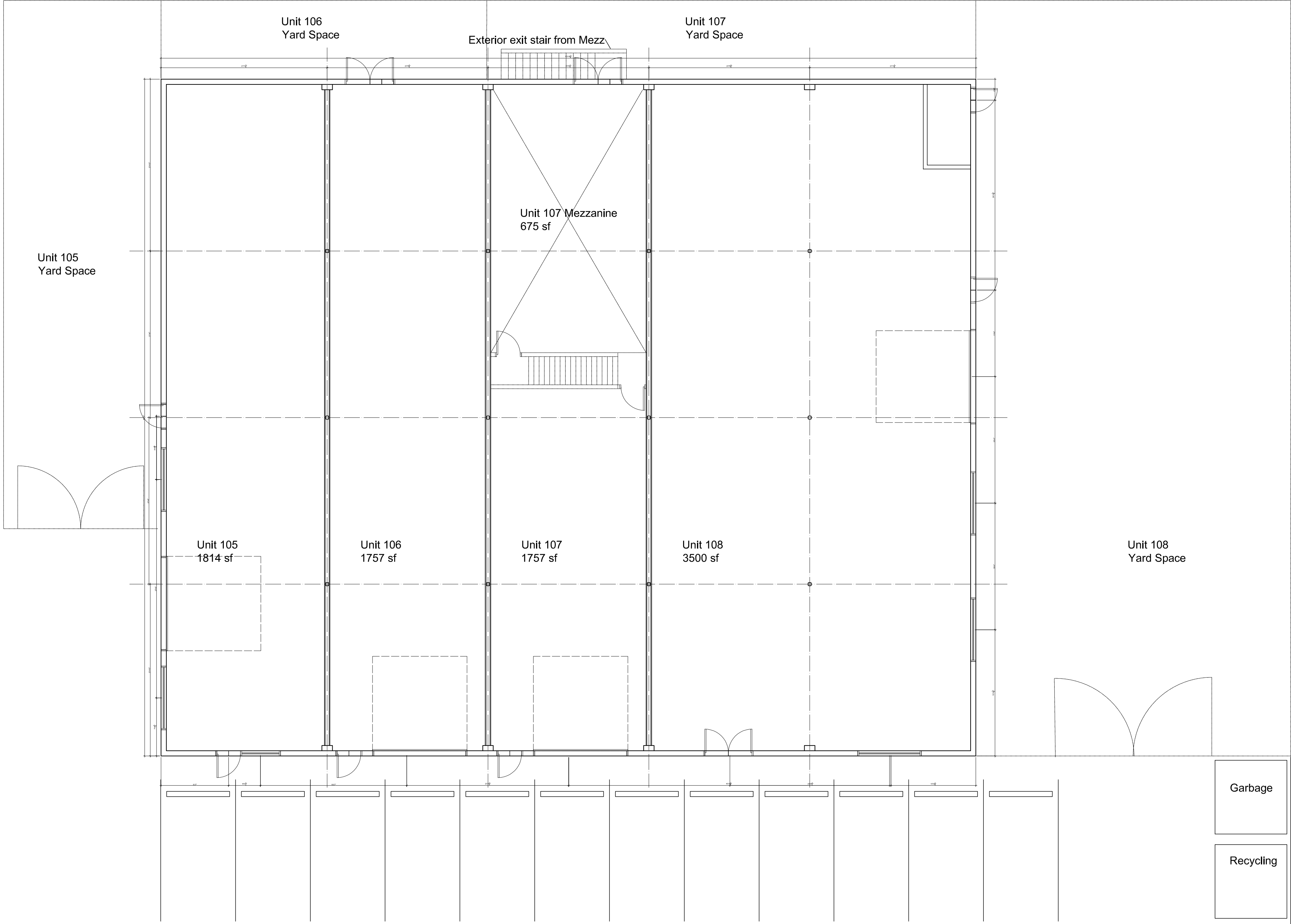


City of West Kelowna zoning bylaw:

<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.**



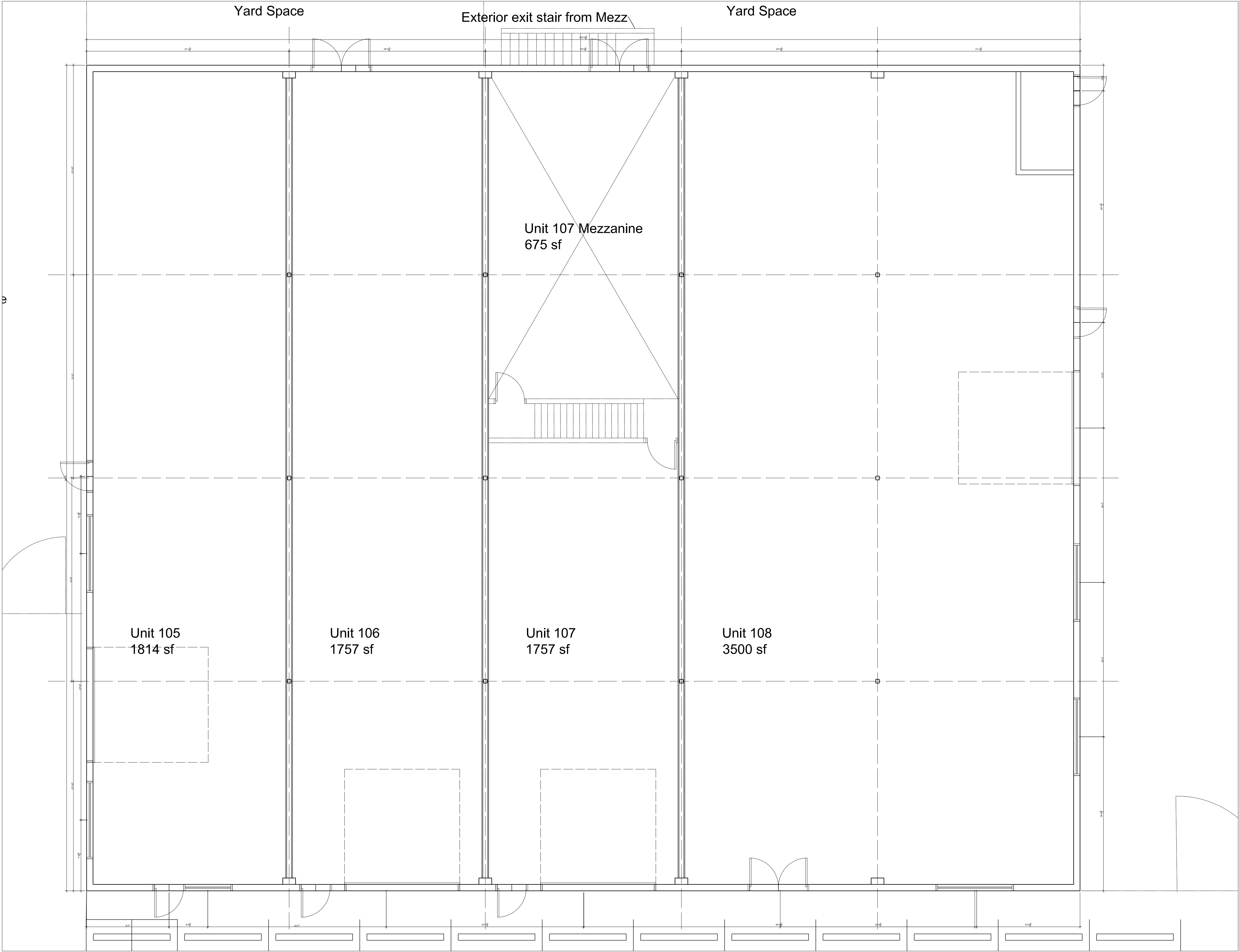
General Notes

No.	Revision/Issue	Date
-----	----------------	------

Firm Name and Address
LEANTOO DESIGNS
5299 HEDEMAN COURT
KELOWNA, BC

Project Name and Address
KYLE ROAD WAREHOUSE
WEST KELOWNA, BC

Project WALLACE LAKE	Sheet
Date JULY 2020	2 OF 5
Scale $\frac{1}{4}" = 1'-0"$	



General Notes

No.	Revision/Issue	Date
-----	----------------	------

Firm Name and Address
LEANTOO DESIGNS
5299 HEDEMAN COURT
KELOWNA, BC

Project Name and Address
KYLE ROAD WAREHOUSE
WEST KELOWNA, BC

Project KYLE ROAD	Sheet 2 OF 5
Date JULY 2020	
Scale 1/4" = 1'-0"	