

# STRATA WAREHOUSE FOR SALE

## 104 – 210 Loughheed Road, Kelowna

- 2400sf of newer *fully occupied* main floor strata warehouse space
- Located in North Glenmore industrial park | Just 2 minutes to Hwy 97
- 4 reserved stalls plus off-site parking close by | In suite bathroom with changeroom
- 12'x14' overhead door, 20' clear ceiling height, and 3 phase 200 amp power
- Concrete tilt up construction | Windows in front and rear | Zoned I1
- Fully Tenanted until May 31, 2027, with 3 year renewal option (June 2027-May 2030)
- 5.4% Cap rate (Annual Net rent of \$44,400)
- Priced to sell at \$825,000 (\$344/sf)!



**Cameron Bouchard, B.Comm.**  
Owner | Commercial Realtor  
250.300.3658 | Cam@CorpAccord.com

**Peter Bouchard, B.Comm.**  
Owner | Commercial Realtor  
250.470.9551 | Peter@CorpAccord.com

[www.CorpAccord.com](http://www.CorpAccord.com) | 500 Sarsons Road, Kelowna, BC V1W 1C2

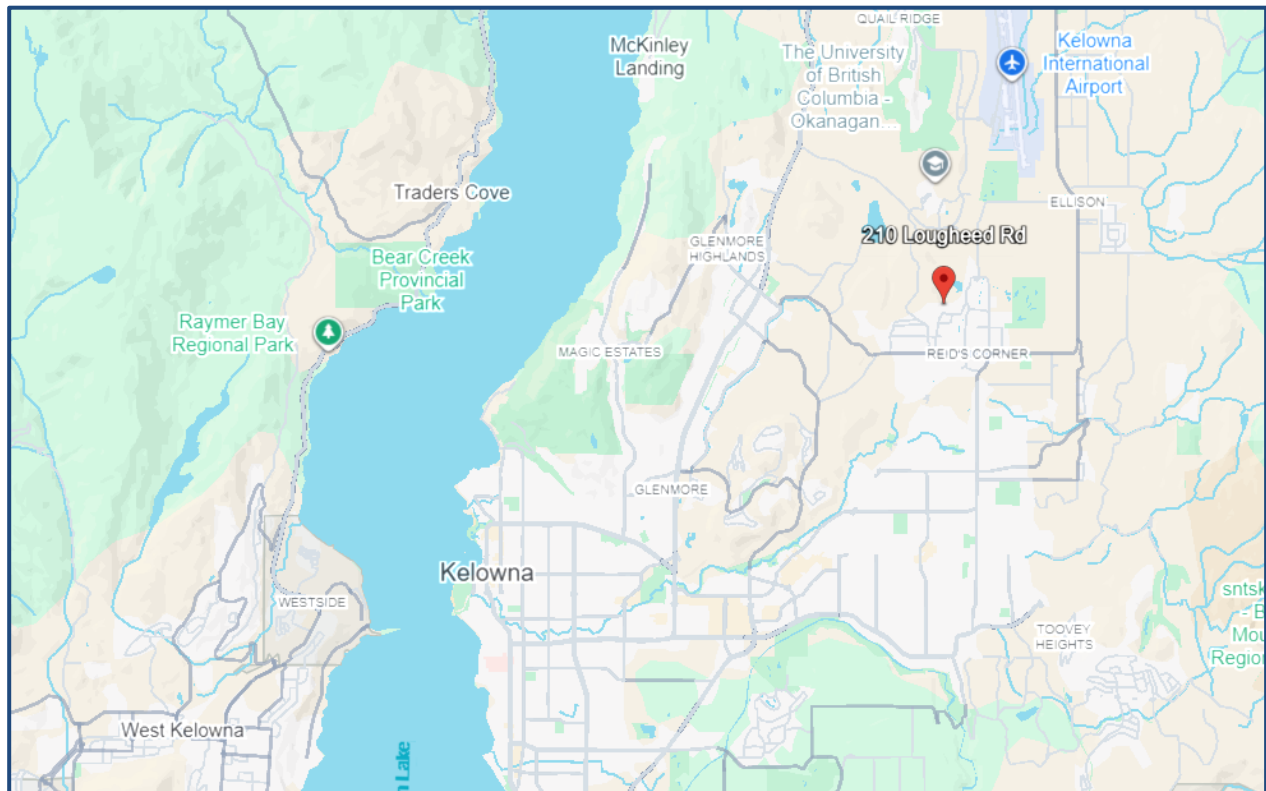
# Executive Summary

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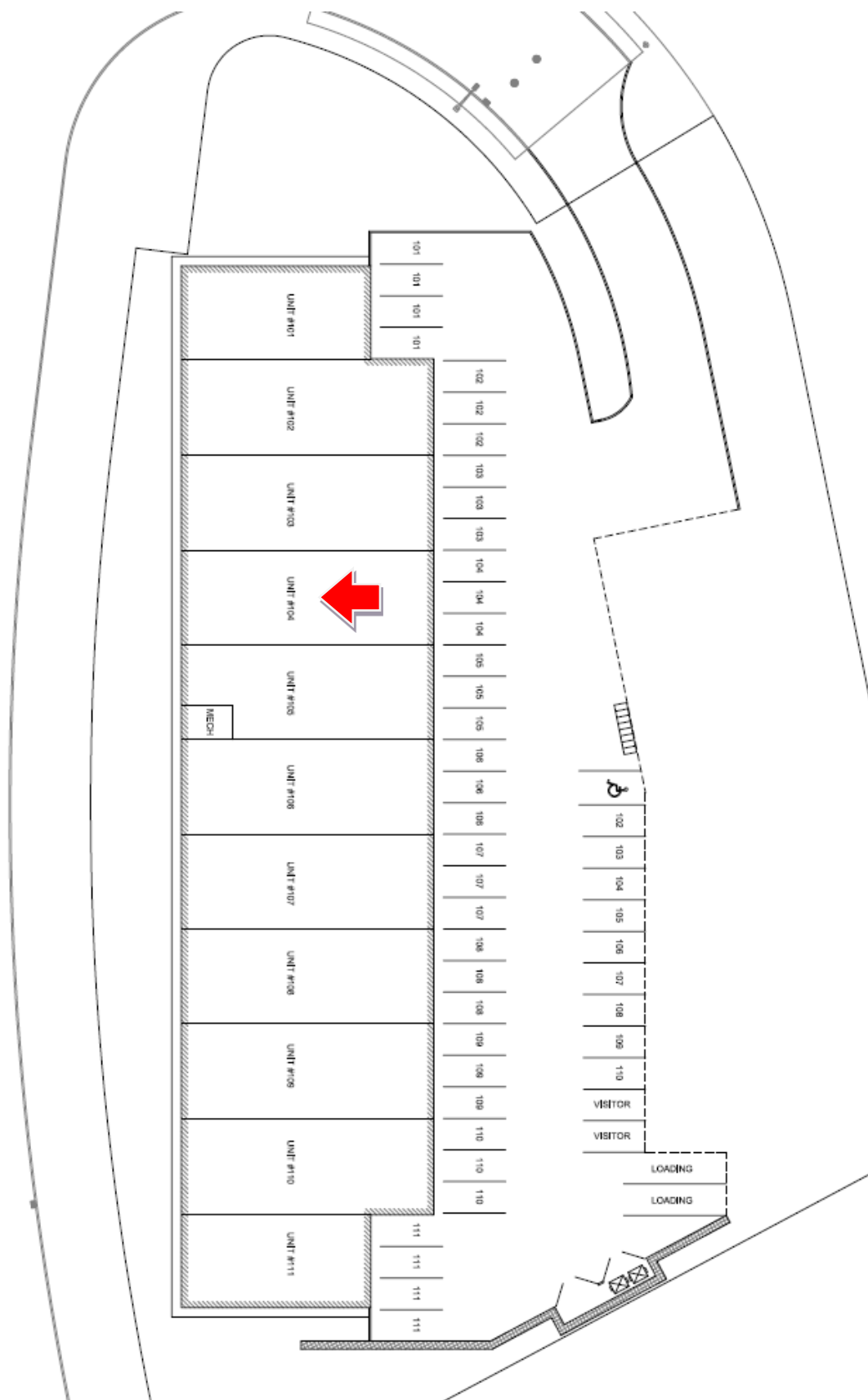
<b>LEGAL DESCRIPTION</b>	Strata Lot 4, Plan EPS4839, Section 2, Township 23, O.D.Y.D.
<b>PID</b>	030-427-509
<b>UNIT SIZE</b>	2400 ft. <sup>2</sup>
<b>UNIT ENTITLEMENT</b>	222/2310
<b>STRATA FEE (25-26)</b>	\$481.05 per month plus GST
<b>PROPERTY TAXES</b>	\$11,935.47 per year for the 2026 tax year
<b>SELLER</b>	Sabine Richter and Dan Richter, c/o Cameron Bouchard
<b>PRICE</b>	\$825,000 [\$344/sf]

Location: Two minutes off Highway 97N!

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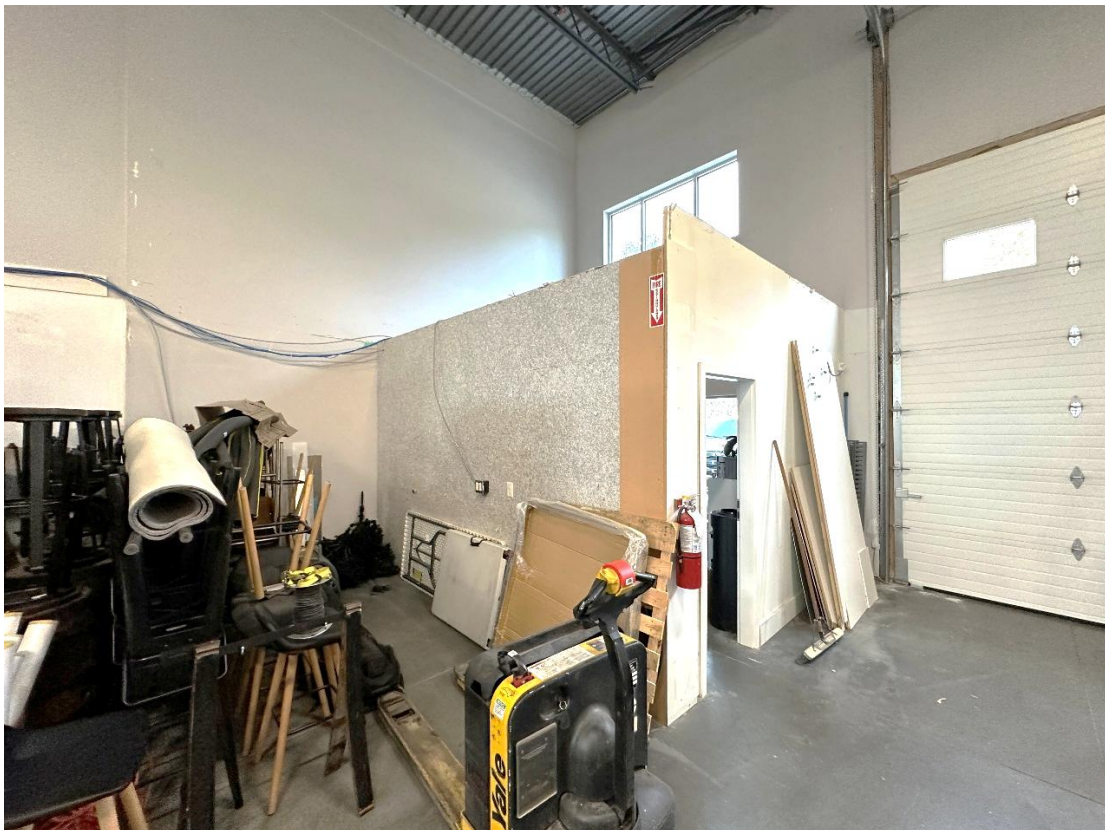


# Site Plan



# Reception Office

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# Warehouse

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# 12 Zoning Uses Per Bylaw 12375 (Subject to Change)

	Uses	Zones										
		(‘P’ Principal Use, ‘S’ Secondary Use)										
		C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2
22	Drive Throughs	-	p .14	p .14	p .14	p .14	p .14	p .14	p .14	p .14	-	-
23	Education Services	-	P	P	P	P	P	P	P	P	-	-
24	Emergency and Protective Services	P	P	P	P	P	P	P	P	P	P	P
25	Exhibition and Convention Facilities	-	-	-	-	P	P	P	P	P	-	-
26	Fleet Services	-	P	-	-	-	-	-	-	-	-	P
27	Food Primary Establishment	p .5	P	P	P	P	P	P	P	P	p .5	p .5
28	Gaming Facilities	-	-	-	-	p .8	p .8	-	-	-	-	-
29	Gas Bar	p .12	p .12	-	p .12	p .12	p .12	p .12	p .12	p .12	-	p .12
30	General Industrial Use	-	-	-	-	-	-	-	-	-	P	P
31	Greenhouses and Plant Nurseries	P	P	-	-	-	-	-	-	-	-	-
32	Group Home	-	-	-	-	-	-	-	-	-	-	-
33	Health Services	P	P	P	P	P	P	P	P	P	-	-
34	Home-Based Business, Major	-	-	S .10	S .10	S .10	S .10	S .10	S .10	S .10	-	-
35	Home-Based Business, Minor	-	-	S	S	S	S	S	S	S	-	-
36	Hospitals	-	-	-	-	-	-	-	-	-	-	-
37	Hotels / Motels	-	P	P	P	P	P	P	P	P	-	-
38	Liquor Primary Establishment	p .4, .5	p .4	p .4	p .4	p .4	p .4	p .4	p .4	p .4	p .5	p .5
39	Marinas	-	-	-	-	-	-	-	-	-	-	-
40	Moorage, Permanent	-	-	-	-	-	-	-	-	-	-	-
41	Moorage, Temporary	-	-	-	-	-	-	-	-	-	-	-
42	Natural Resource Extraction	-	-	-	-	-	-	-	-	-	-	-
43	Non-Accessory Parking	-	P	P	P	P	P	P	P	P	-	P
44	Offices	p .6	p .6	P	S	P	P	P	P	P	-	-
45	Outdoor Storage	-	-	-	-	-	-	-	-	-	-	P
46	Parks	-	-	S	S	S	S	S	S	S	-	-
47	Participant Recreation Services, Indoor	P	P	P	P	P	P	P	P	P	P	P
48	Participant Recreation Services, Outdoor	-	-	-	P	-	-	-	-	-	-	-
49	Personal Service Establishment	P	P	P	P	P	P	P	P	P	-	-
50	Professional Services	P	P	P	P	P	P	P	P	P	-	-
51	Recreational Water Activities	-	-	-	-	-	-	-	-	-	-	-
52	Recycling Depots	-	-	-	-	-	-	-	-	-	-	P
53	Recycling Drop-Offs	P	P	P	P	P	P	P	P	P	P	P
54	Recycling Plants	-	-	-	-	-	-	-	-	-	-	-
55	Religious Assemblies	P	P	P	P	P	P	P	P	P	-	-
56	Residential Security / Operator Unit	S	S	-	-	-	-	-	-	-	S	S
57	Retail	P	P	P	P	P	P	P	P	P	-	-
58	Retail Cannabis Sales	p .9	p .9	p .9	p .9	p .9	p .9	p .9	p .9	p .9	S .9	S .9
59	Secondary Suite	-	-	-	-	S .15	S .15	S .15	S .15	S .15	-	-
60	Single Detached Housing	-	-	-	-	P	P	P	P	P	-	-
61	Spectator Sports Establishments	-	-	-	-	P	P	P	P	-	-	-
62	Stacked Townhouses	-	-	P	P	p .11	p .11	p .11	p .11	p .11	-	-
63	Temporary Shelter Services	-	P	P	P	P	P	P	P	P	-	P
64	Townhouses	-	-	P	P	p .11	p .11	p .11	p .11	p .11	-	-
65	Utility Services, Infrastructure	-	-	-	-	-	-	-	-	-	-	-
66	Warehousing	-	P	-	-	-	-	-	-	-	P	P
67	Wrecking Yards	-	-	-	-	-	-	-	-	-	-	-