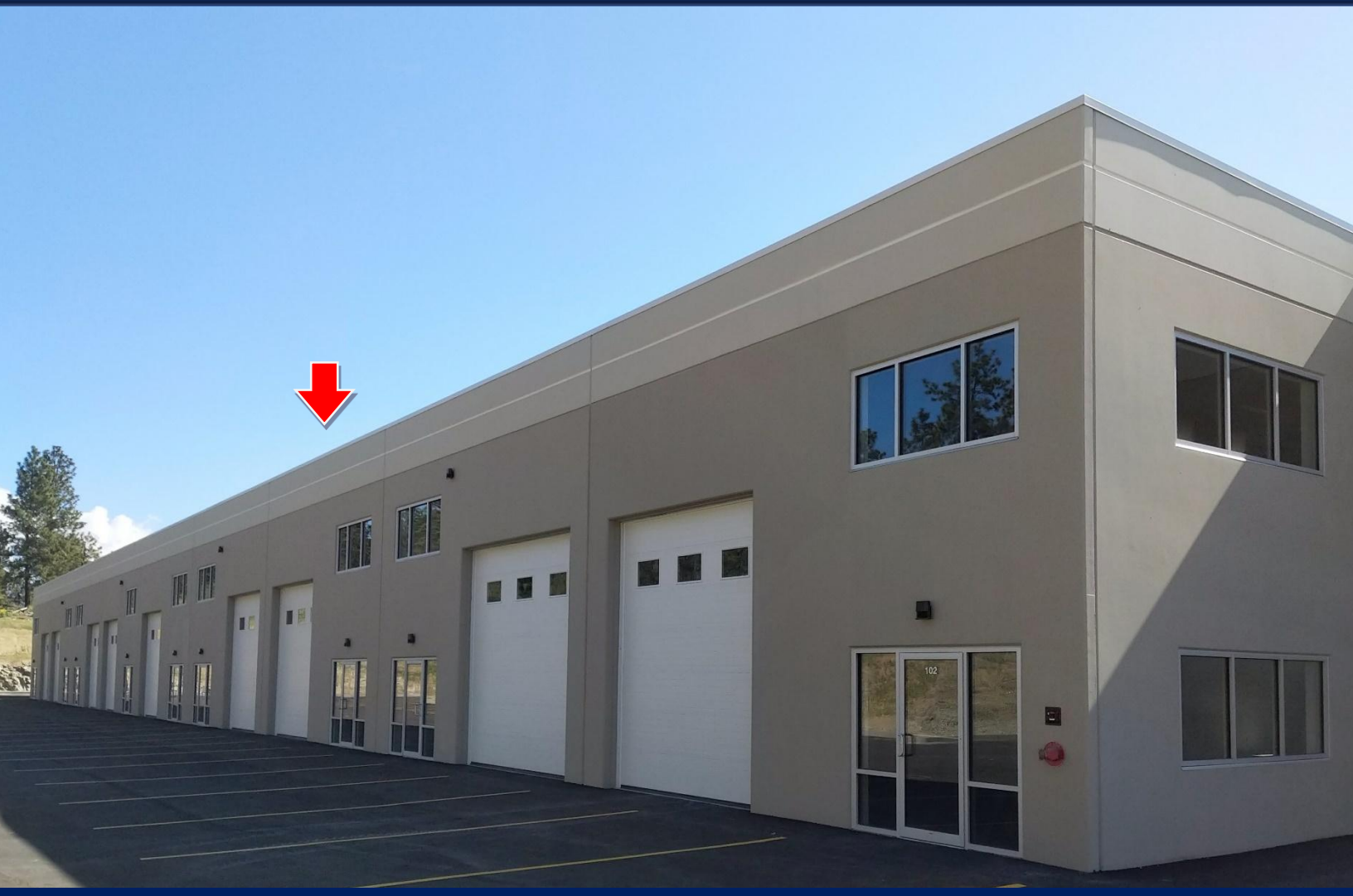
STRATA WAREHOUSE FOR SALE

104 – 210 Lougheed Road, Kelowna

- *2400sf of newer **fully occupied** main floor strata warehouse space*
- *Located in North Glenmore industrial park | Just 2 minutes to Hwy 97*
  - ***Premium visibility and access coming soon**: Adjacent to Hollywood Road Extension!*
- *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)*
- ***5.8% Cap rate (Annual Net rent of $44,400)***
- ***Priced to sell at $765,000 ($319/sf)!***



Corporate Accord Realty

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

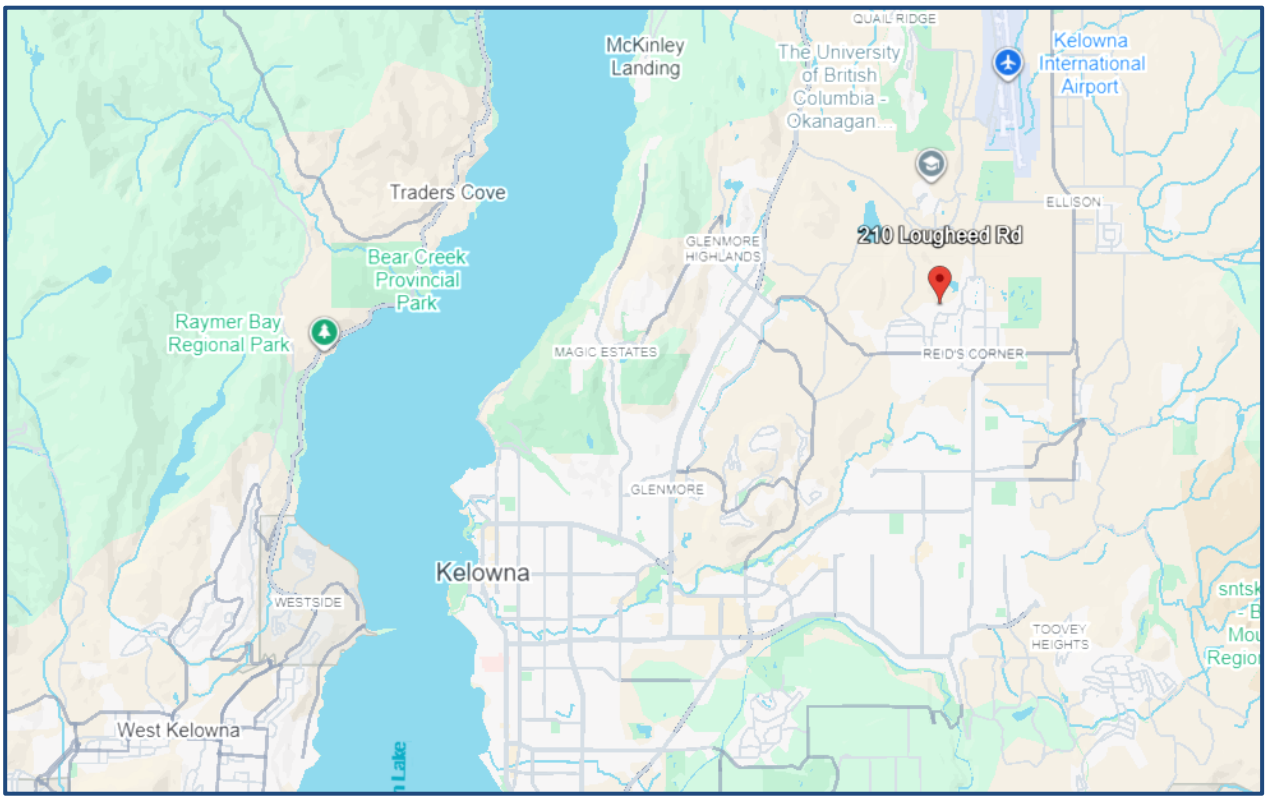
Peter Bouchard, B.Comm.
Owner | Commercial Realtor
250.470.9551 | Peter@CorpAccord.com

www.CorpAccord.com | 500 Sarsons Road, Kelowna, BC V1W 1C2

Executive Summary

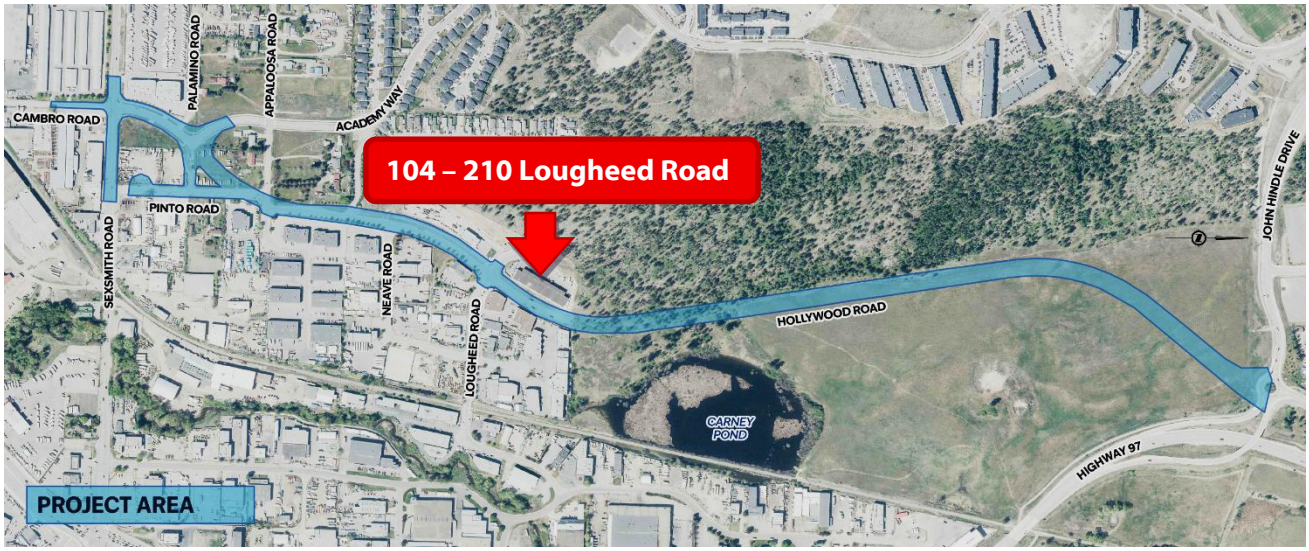
LEGAL DESCRIPTION	Strata Lot 4, Plan EPS4839, Section 2, Township 23, O.D.Y.D.
PID	030-427-509
UNIT SIZE	2400 ft.²
UNIT ENTITLEMENT	222/2310
STRATA FEE (25-26)	$481.05 per month plus GST
PROPERTY TAXES	$11,935.47 per year for the 2026 tax year
SELLER	Sabine Richter and Dan Richter, c/o Cameron Bouchard
PRICE	$765,000 [$319/sf]

Location: Two minutes off Highway 97N!



Premium Visibility & Access Coming Soon!

Hollywood Rd. Extension



104 – 210 Lougheed Road is located directly beside the Hollywood Road Extension project!

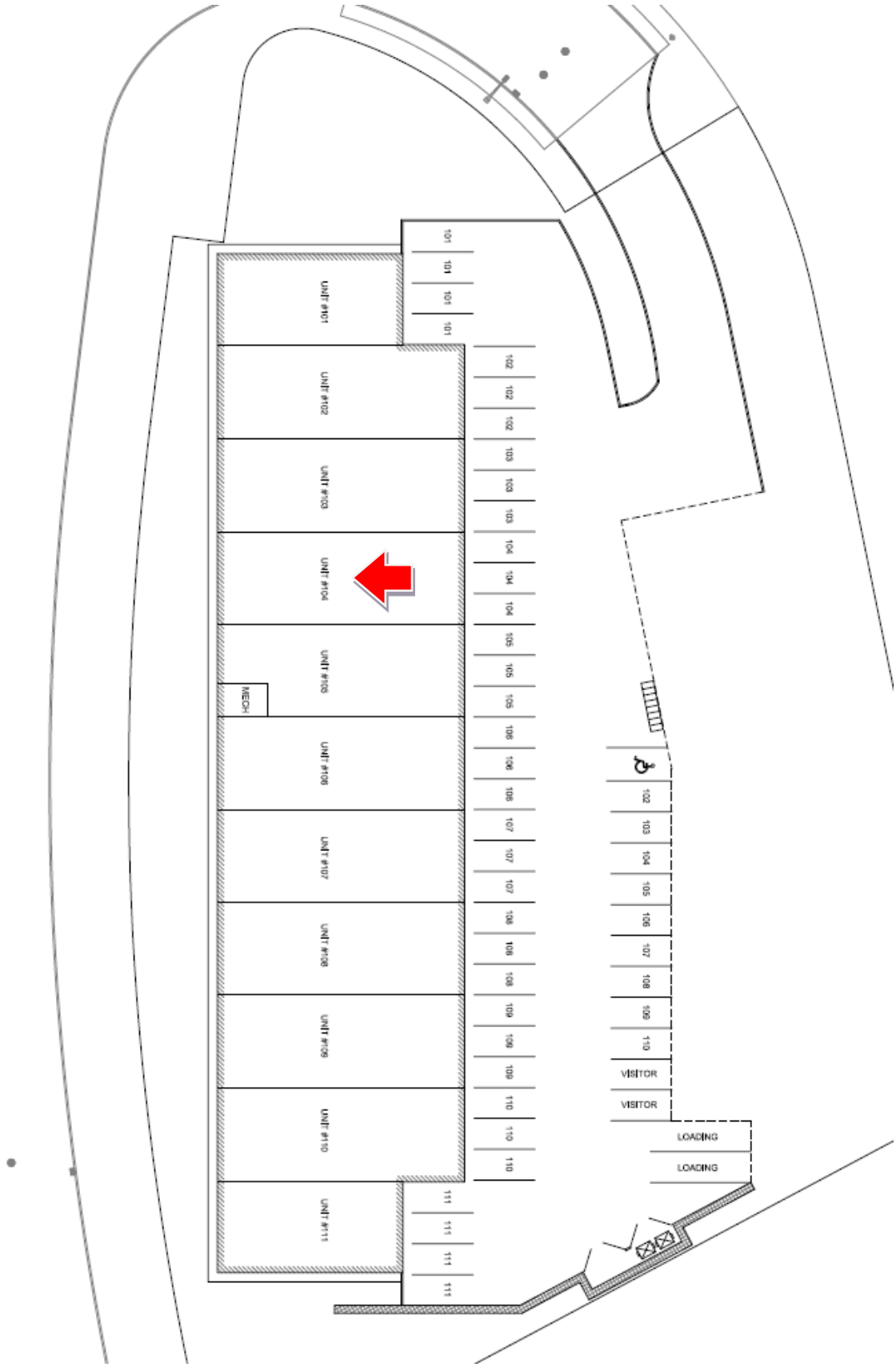
The City of Kelowna has began construction on the first phase of the Hollywood Road extension, which will provide a new 2.1 km section of arterial road between John Hindle Drive to Sexsmith Road. This project will develop a suburban major arterial roadway, including a north bound and south bound lane, left turn lanes where warranted, new bike lanes, sidewalks where there are currently gaps and intersection upgrades at Academy Way and Appaloosa Road. This work is being coordinated with BC Transit planning for the future Kelowna Transit facility. The Hollywood Road extension project is a significant infrastructure initiative aimed at enhancing the transportation network in our community. The long-term vision for this project will develop Hollywood Road as a continuous arterial corridor between Airport Way and Highway 97 as identified in the Transportation Master Plan. This extension aims to enhance reliability and connectivity to the Gateway District, supporting future employment growth around UBCO, Kelowna International Airport, and surrounding areas.

Photo & Writeup: City of Kelowna



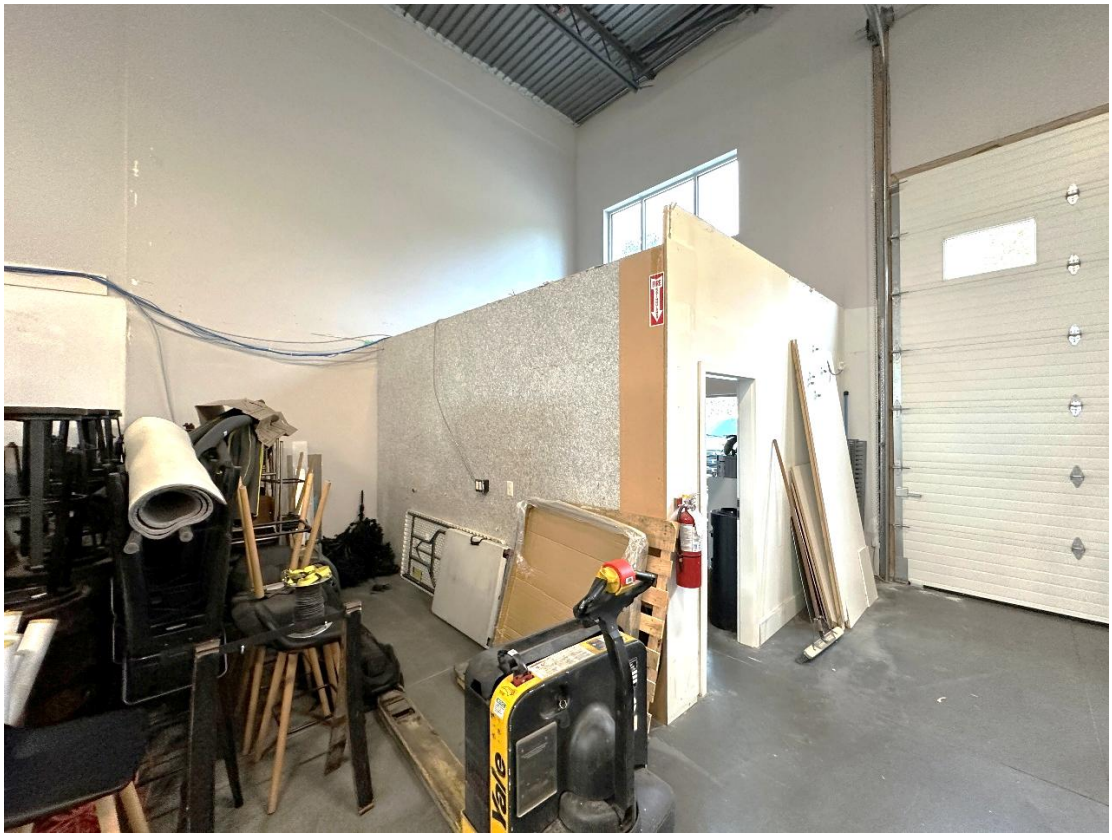
Link for more information: https://getinvolved.kelowna.ca/burtch-and-hollywood-road-extensions

Site Plan


UNIT #101
UNIT #102
UNIT #103
UNIT #104
UNIT #105
MECH
UNIT #106
UNIT #107
UNIT #108
UNIT #109
UNIT #110
UNIT #111
VISITOR
VISITOR
LOADING
LOADING

Reception Office





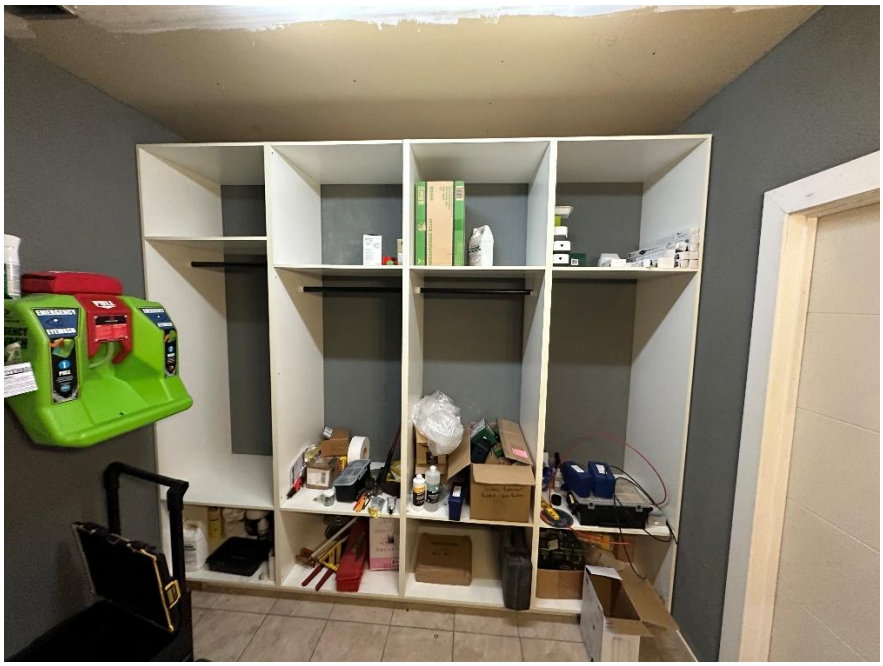
Warehouse





Bathroom / Changeroom





I2 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	I3
1	Accessory Buildings or Structures	S	S	S	S	S	S	S	S	S	S	S	S
2	Agriculture, Urban	S	S	S	S	S	S	S	S	S	S	S	S
3	Alcohol Production Facility	-	P .1	P .1	P .1	P .1	P .1	P .1	P .1	P .1	P .1	P .1	P
4	Animal Clinics, Major	-	P	P	P	P	P	P	P	P	P	P	P
5	Animal Clinics, Minor	P	P	P	P	P	P	P	P	P	P	P	P
6	Apartment Housing	P .6	P .6	P	P	P	P	P	P	P	-	-	-
7	Auctioneering Establishments	-	P	-	-	-	-	-	-	-	-	P	-
8	Automotive & Equipment	-	P	-	-	-	-	-	-	-	-	P	-
9	Automotive & Equipment, Industrial	-	-	-	-	-	-	-	-	-	-	P	P
10	Boat Launches	-	-	-	-	-	-	-	-	-	-	-	-
11	Boat Storage	-	-	-	S .13	-	-	-	-	-	P	P	-
12	Bulk Fuel Depot	-	-	-	-	-	-	-	-	-	-	P	P
13	Cannabis Production Facilities	-	-	-	-	-	-	-	-	-	P	P	P
14	Cemeteries	-	-	-	-	-	-	-	-	-	-	-	-
15	Child Care Centre, Major	P	P	P	P	P	P	P	P	P	P	-	-
16	Child Care Centre, Minor	S	S	S	S	S	S	S	S	S	-	-	-
17	Commercial Storage	-	P	-	-	-	-	-	-	-	P	P	-
18	Concrete and Asphalt Plants	-	-	-	-	-	-	-	-	-	-	-	P
19	Cultural and Recreation Services	P	P	P	P	P	P	P	P	P	P	-	-
20	Detention and Correction Services	-	-	-	-	-	-	-	-	-	-	-	-
21	Docks	-	-	-	-	-	-	-	-	-	-	-	-

I2 Zoning Uses Per Bylaw 12375 (Subject to Change)

	Uses	Zones ('P' Principal Use, 'S' Secondary U										
		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	-	-	-	-	-	-	-	-	-	-	-

Corporate Accord Realty

E&OE: The information contained in this document was obtained from sources assumed to be reliable but is not guaranteed by Corporate Accord Realty Ltd. and is subject to terms/conditions existing at the time of any transaction taking place. Please verify all important information. This communication is not intended to cause or induce breach of an existing agency relationship.