

LAND (I2 REZONING NEARLY COMPLETE) FOR SALE OR LEASE:

3385-3411 Sexsmith Road, Kelowna, BC

On Sexsmith just off Highway 97N near Tim Hortons & Fraiser Valley RV



Rarely offered: 0.95 acre assembly of lots on high traffic road. Rezoning to I2 approved and in it's final stages (further details on pg. 3). Flat topography with gravel surface. Currently vacant, fenced, and ready for your use. Offered for sale at \$2,875,000 (\$69.61/sf land area). Offered for lease at base rent of \$2.00/sf/year (further details on next page). Also open to Build-to-Suit opportunities!



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Executive Summary

CIVIC ADDRESS	3385-3411 Sexsmith Road, Kelowna, BC, V1X 7T5
LEGAL DESCRIPTION	PLAN EPP96828 LOT C SECTION 35 TWP 26 PLAN KAP10278 LOT 1,2,&3 SECTION 35 TWP 26
PARCEL SIZE	0.95 acres; 41,304 square feet
PID	031-479-081, 009-582-614, 009-582-622, & 009-582-631
ASKING PRICE	\$2,875,000 (\$69.61 per sf)

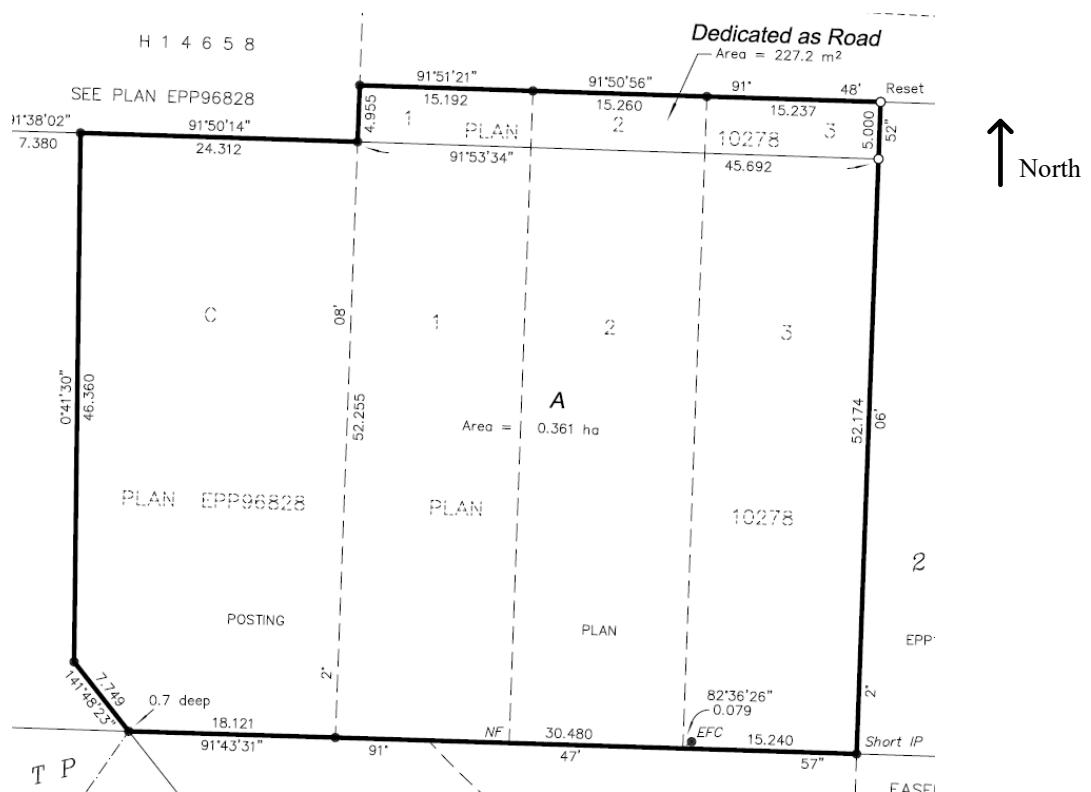
Lease Option Details

<i>Lot Rentable Area</i>	<i>Base Rent* (/sf/yr)</i>	<i>Est. 2026 Triple Net (/sf/yr)</i>	<i>"All In" Rent Per Month</i>
38,858 sf	\$2.00	\$0.63	\$8,516 + G.S.T.

*Base Rent to increase 3% annually to cover inflation

Lot Sizes ([Click here for Lot Surveys with Dimensions](#)):

3385-3411 SEXSMITH ROAD (Before Road Dedication)	0.95 acres; 41,304 square feet
ROAD DEDICATION	2,446 square feet
3385-3411 SEXSMITH ROAD (After Road Dedication)	0.89 acres; 38,858 square feet



Additional Features of Both Properties

WATER PROVIDER	BMID
CURRENT ZONING	RU1, rezoning application to I2 in progress
2040 OFFICIAL COMMUNITY PLAN	IND – Industrial (rezoning required)
TOPOGRAPHY	Flat
SURFACE	Gravel (not paved)
SELLER/LANDLORD	Procladd Holdings Ltd.
CHARGES ON TITLE	Statutory Right of Way on 3385 Sexsmith Road

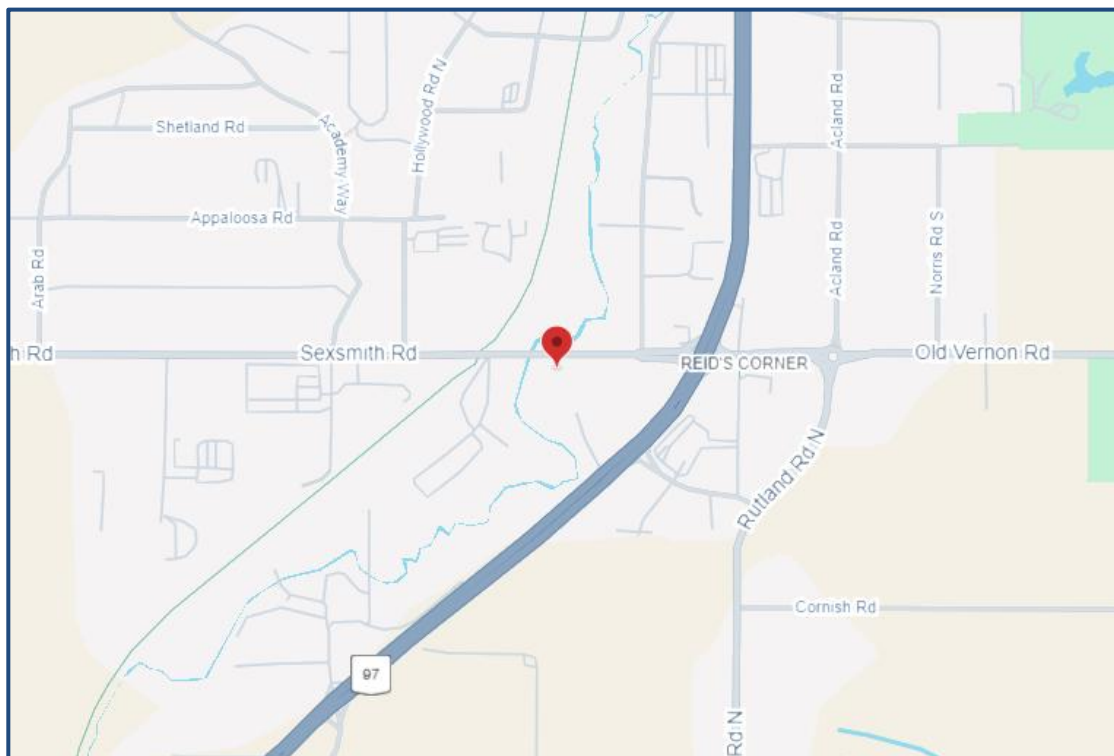
I2 Rezoning Approved and Nearly Complete

3385-3411 Sexsmith Road is in the final stages of it's rezoning to I2 Industrial zoning. The property has been approved for rezoning to I2, and is currently awaiting final approval of the survey plans and drawings of subdivision layouts for it's assignment to title (which have been completed and provided to the city). Please reach out to the Listing agent with any questions on the properties rezoning status!

The city of Kelowna zoning bylaw is available at the following link:

<https://www.kelowna.ca/city-hall/city-government/bylaws-policies/zoning-bylaw>

Great Location with Convenient Access



Satellite Image and City Sanitary Information



Black Mountain Irrigation District GIS Map Legend

Air Valves		Domestic Services		Blow Offs	
	Needs Service		Inspected and Operational		In Service - Not Flushed
	Needs Repair - Not in Service		Missing		Needs Repair - Not in Service
	Service Completed		Needs Repair - Not Operational		In Service - Flushed
	Missing		Needs Repair - Operational	Miscellaneous	
	Abandoned		Not Inspected		Sample Station
Distance Offset			Private Service		Pressure Relief Valve (PRV)
	Service to Property Line/Pin		Irrigation Service - Separated		Reservoir
	Other Distance				Backflow Prevention Device
Water Mains		Service Lines		End Caps	
	Domestic/Irrigation Combined		Domestic/Irrigation Combined		North End
	Domestic Only		Domestic Only		East End
	Irrigation Only		Irrigation Only		South End
	Future/Proposed		Hydrant Lead		West End
	Drain		Blow off		
	Rutland Water Works Main		Air Valve		
	Dry		Abandoned		
	Abandoned				

Land Use Controls

The current I2 Industrial regulations are noted below (As of March 16, 2026)

Zoning Bylaw No. **12375**

Section 14.10 – Subdivision Regulations											
m = metres / m ² = square metres											
Zones	Minimum Lot Width		Minimum Lot Depth		Minimum Lot Area ^{.1}		Maximum Lot Area				
I1					2,000 m ²		n/a				
I2	40.0 m		35.0 m		4,000 m ²		n/a				
I3					8,000 m ²		n/a				
Section 14.12 – Industrial, Institutional, and Water Zone Development Regulations											
m = metres / m ² = square metres											
Criteria	Zones										
	I1	I2	I3	I4	P1	P2	P3	P4	P5	W1	W2
Max. Site Coverage of all Buildings (%)	60%	60%	80%	10%	50%	40%	n/a	n/a	n/a	n/a	n/a
Max. Site Coverage of all Buildings, Structures, & Impermeable Surfaces (%)	80%	90%	n/a	n/a	70%	60%	n/a	n/a	30%	n/a	n/a
Max. Density & Max. Height	See Section 14.14 for Density and Height Regulations										
Min. Front Yard Setback	2.0 m	2.0 m	2.0 m ^{.2}	2.0 m ^{.2}	2.0 m	2.0 m ^{.3}	6.0 m	6.0 m	6.0 m	n/a	n/a
Min. Flanking Side Yard Setback	2.0 m	2.0 m	2.0 m ^{.2}	2.0 m ^{.2}	2.0 m	2.0 m ^{.3}	4.5 m	6.0 m	6.0 m	n/a	n/a
Min. Side Yard Setback	0.0 m ^{.1}	0.0 m ^{.1}	0.0 m ^{.2}	0.0 m ^{.2}	4.5 m	4.5 m ^{.3}	3.0 m ^{.1}	4.5 m	4.5 m	n/a	n/a
Min. Rear Yard Setback	0.0 m ^{.1}	0.0 m ^{.1}	2.0 m ^{.2}	2.0 m ^{.2}	6.0 m	6.0 m ^{.3}	3.0 m ^{.2}	4.5 m ^{.2}	6.0 m	n/a	n/a