

LAND (OCP INDUSTRIAL) FOR SALE:

3441 & 3431 Sexsmith Road, Kelowna, BC

On Sexsmith just off Highway 97N between Tim Hortons and Fraser Valley RV



Rarely offered: Small lots on high traffic road with future OCP industrial designation. Flat topography (current use is parking). Available separately or together. 3441 [0.26 acre] is offered at \$675,000 and 3431 [0.31 acre] is offered at \$799,000.



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3441 Executive Summary

CIVIC ADDRESS	3441 Sexsmith Road, Kelowna, BC, V1X 7T5
LEGAL DESCRIPTION	Lot 6, Sect 355, Twp 26, ODYD Plan, KAP10278
PARCEL SIZE	0.26 acres; 11,325 square feet
LOT DIMENSIONS	Approximately 58 ft x 187 ft (18 m x 57 m)
PID	009-582-681
ASKING PRICE	\$675,000 (\$59.60 per sf)

3431 Executive Summary

CIVIC ADDRESS	3431 Sexsmith Road, Kelowna, BC, V1X 7T5
LEGAL DESCRIPTION	Lot 5, Sect 355, Twp 26, ODYD Plan, KAP10278
PARCEL SIZE	0.31 acres; 13,504 square feet
LOT DIMENSIONS	Approximately 71 ft x 187 ft (22 m x 57 m)
PID	009-582-665
ASKING PRICE	\$799,000 (\$59.16 per sf)

Additional Features of Both Properties

WATER PROVIDER	BMID
CURRENT ZONING	RU1
2040 OFFICIAL COMMUNITY PLAN	IND – Industrial (rezoning required)
TOPOGRAPHY	Flat
SURFACE	Gravel (not paved)
SELLER	464263 BRITISH COLUMBIA LTD.,
CHARGES ON TITLE	None as of 8/1/2024



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Environmental

The Seller can provide a clean Phase I ESA for the properties which states *"Having completed this Phase I ESA on the Site, SEC concludes that no Areas of Potential Environmental Concern (APEC) have been identified on the Site or in the surrounding area. Based on the available information, it is our opinion that further contaminated sites investigations are not warranted at this time."*

Rezoning Required

Purchasers are encouraged to reach out to the City of Kelowna planning department to discuss their future needs to determine if this property can be rezoned to an *I2 Industrial* designation. Historically the city has been generally supportive of rezoning applications that fall within the official community plan and that meet the rest of the city guidelines and requirements.

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



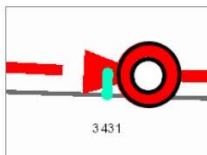
Service Id: 36302
Status: Active
Status date: 2005-12-14
Install date: 2005-11-08
Install firm: CITY

SROW: N
IC: Y
PL to main: 2.60m

MH to service: ?
Fitting: N
Dir: AT M.H.

--- Main ---		--- Service ---	
Diameter: 250mm	Material: PVC	Diameter: 100mm	Material: PVC
Class:	Depth: 2.70m	Class:	Depth: 1.80m
Elev: ?		Elev: ?	
Service Location:			

2005-12-14 8.9m W of NE IP



Land Use Controls

The current I2 Industrial regulations are noted below (As of August 1, 2024)

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
C1	40.0 m except 18.0 m if site abuts a lane.	30.0 m	830 m ²	1,500 m ²
C2	40.0 m except 30.0 m if site abuts a lane.	30.0 m	1,000 m ²	n/a
CA1	40.0 m except 13.0 m if site abuts a lane.	30.0 m	1,200 m ² except 460 m ² if site abuts a lane.	n/a
VC1 Village Centre	25.0 m	30.0 m	750 m ²	n/a
UC1 (Downtown)	6.0 m	30.0 m	200 m ²	n/a
UC2 (Capri /Landmark)	40.0 m except 13.0 m if site abuts a lane.	30.0 m	1,200 m ² except 460 m ² if site abuts a lane.	n/a
UC3 (Midtown)				
UC4 (Rutland)				
UC5 (Pandosy)				
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
I4	100.0 m	1000.0 m	10,000 m ²	n/a
P1	13.0 m	30.0 m	460 m ²	n/a
P2	18.0 m	30.0 m	660 m ²	n/a
P3	n/a	n/a	n/a	
P4	n/a	n/a	n/a	
P5	13.0 m	30.0 m	460 m ²	n/a
HD1	30.0 m	30.0 m	n/a	
W1	n/a	n/a	n/a	
W2	n/a	n/a	n/a	

Land Use Controls

The current I2 Industrial regulations are noted below (As of August 1, 2024)

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
FOOTNOTES (Section 14.12):											
^{.1} Except the minimum setback is 4.5 m when the lot line abuts a residential zone.											
^{.2} Except the minimum setback is 6.0 m when the lot line abuts a residential zone.											
^{.3} Except the minimum setback is 1.2 m for any temporary portable buildings used for education services or childcare services.											