NEWER OFFICE/WAREHOUSE FOR SALE

3 – 1385 Stevens Road, West Kelowna

On Stevens Road just off Westlake Road (near Hwy 97S)

EXCELLENT VALUE FEATURING:

- *1653 ft.² of office (60%) and warehouse (40%) space*
- *Over $25,000 in previous renovations (with kitchen) included!*
- *14'h x 12'w insulated bay door | 200amp 3ph power*
- *Wide unit allows for comfortable office area plus wide shop*
- *I1 ZONING allows for many office and warehouse uses as shown on the following page*
- *Asking $310,000*
- *Existing Lease expires June 2016*
- *Existing Lease at $1928/month + GST and utilities (approx. $10/sf net)*
- *2015 Taxes $4575 (Assessed at $287,000)*

FOR MORE INFORMATION PLEASE CONTACT:

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LOCATION – ONLY MINUTES FROM DOWNTOWN KELOWNA!

ZONING ALLOWS OFFICE AND WAREHOUSE USES:

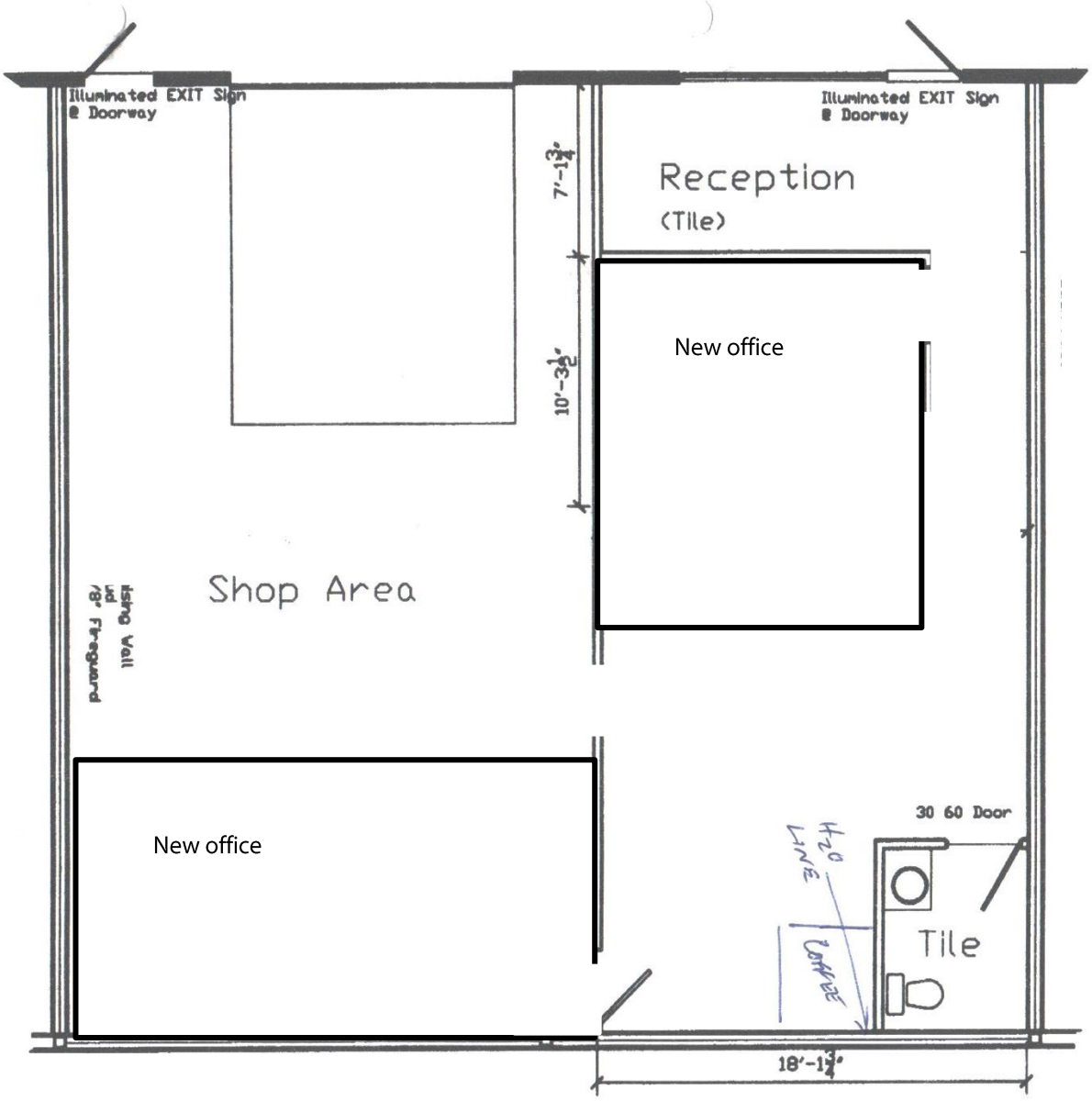
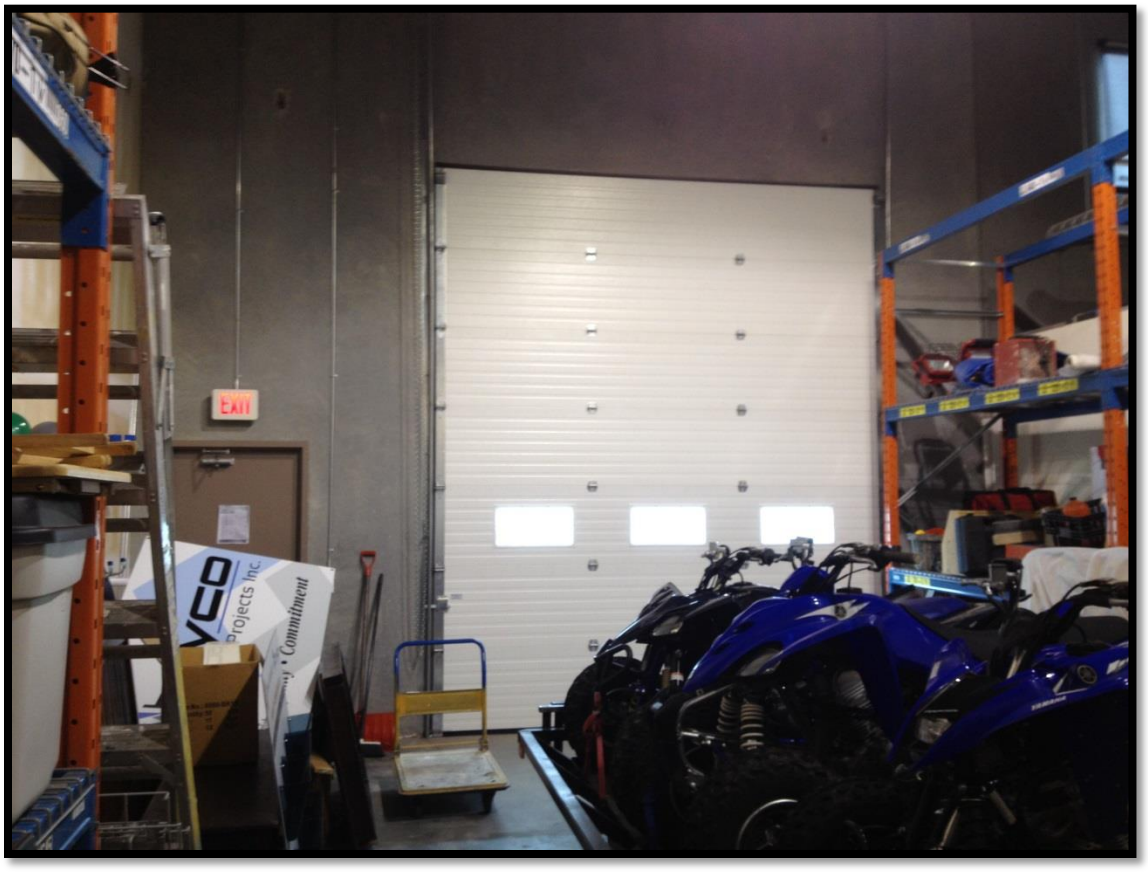
PERMITTED USES TABLE FOR I1 ZONE

Bylaw 871-25

12.1.1 **Permitted uses, buildings and structures:**

.1 *Aircraft facilities*;
.2 *Auctioneering establishment*;
.3 *Automotive sales, rental, service and repair*;
.4 *Building* and hardware sales and supply centres;
.5 *Commercial card lock;*
.6 *Commercial school;*
.7 *Commercial storage;*
.8 *Contractor services*;
.9 Discount and wholesale sales;
.10 *Dwelling unit* for owner/operator or caretaker*;*
.11 *Emergency and protective services*;
.12 *Equipment sales, rental and repair;*
.13 *Freight and distribution outlets;*
.14 Greenhouses and plant nurseries;
.15 *Heavy equipment sales, rental and repair;*
.16 *High technology industry;*
.17 *Home and business support services*;
.18 *Kennels;*
.19 *Manufacturing* excluding foundries, saw mills, electroplating and chemical plants and other similar uses;
.20 Meat and produce processing, packing and canning excluding slaughterhouses and rendering plants;
.21 *Micro brewery*;
.22 Office;
.23 *Outdoor storage yards*;
.24 *Personal service establishments;*
.25 *Recreation services, indoor;*
.26 *Recreational vehicle* and marine sales, service, repair and rental;
.27 *Restaurants;*
.28 Retail sales accessory to manufacturing, processing or major repair operations on the same site;
.29 *Utility service*;
.30 Veterinary clinic;
.31 Warehousing;
.32 *Accessory buildings and structures*; (see Section 3.17)

APPROXIMATE FLOORPLAN



INTERIOR PHOTOS