



# 107 - 302 Hiram Walker Court Kelowna, BC

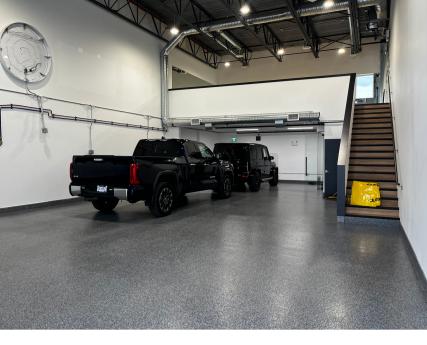
## \$15.00psf

Plus additional rent Approx: \$4,462.50 per month plus GST and utilities



New Concrete Industrial Unit in the Jim Bailey Road area of Kelowna. This unit is 1,950sf on the main, plus 600sf Mezzanine (totaling 2,550sf) I-2 zoning allows multiple uses. End Unit with signage opportunities. 12x 14 Overhead Door, plus three parking stalls. Available immediately

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### FEATURES

#### **OFFERING:**

Brand new Industrial Strata Unit with mezzanine, handicap washroom and high end finishings

**AREA:** 1,950sf Main Floor 600sf Mezzanine

**ZONING:** I2 - General Industrial (City of Kelowna)

**AVAILABLE:** Available for Occupancy

**ADDITIONAL RENT:** Estimated at \$6psf

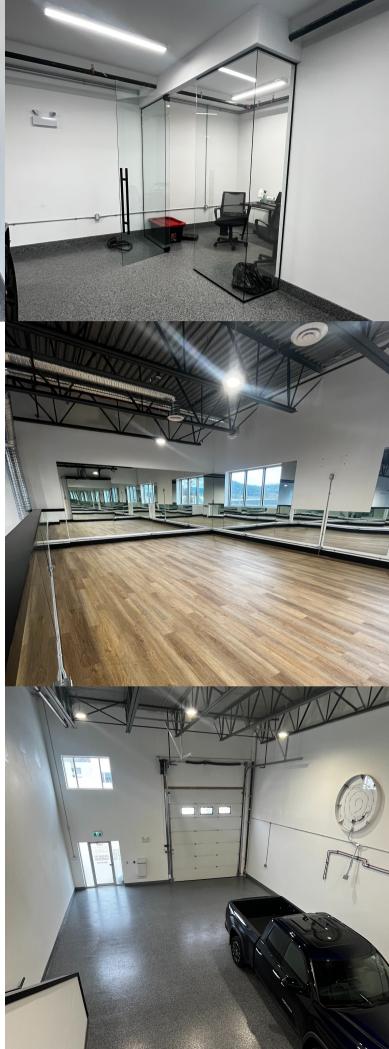
#### CONTACT

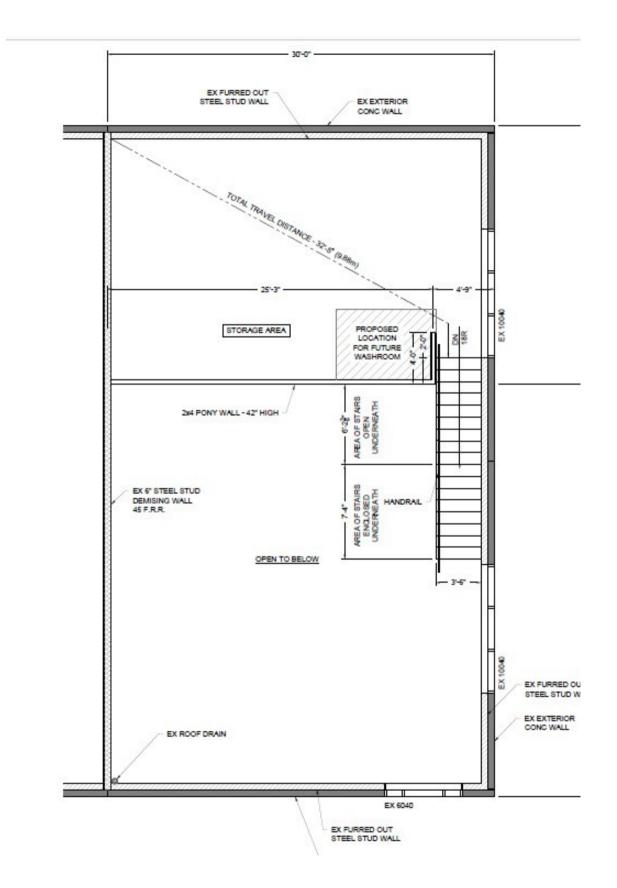


**Stefani Lea BBA** Commercial Real Estate Agent

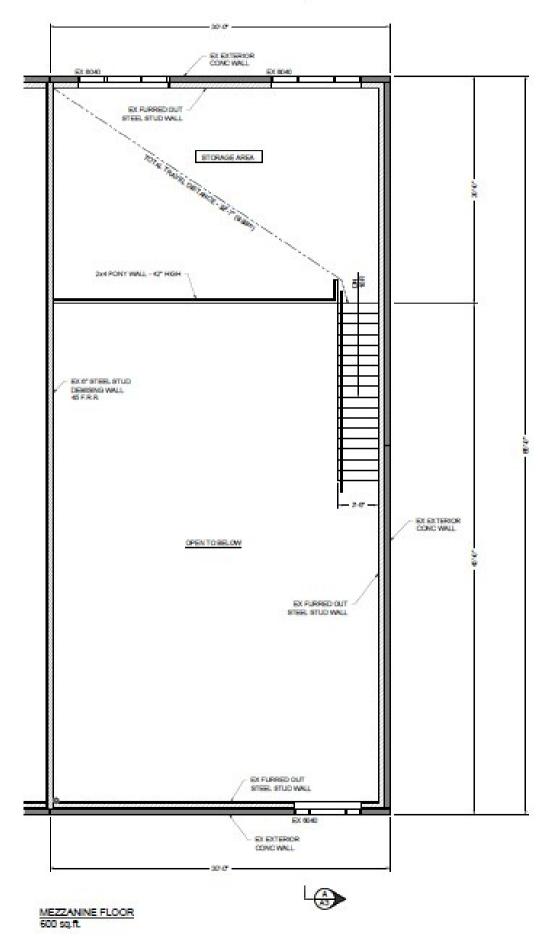
stefani@stefanilea.ca 250 870 0730 stefanilea.ca

Royal LePage Kelowna 1-1890 Cooper Road Kelowna BC, VIY 8B7









Zoning Bylaw No. 12375

14.9 - Permitted Principal and Secondary Land Uses in Core Area and Other Zones

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		UC4	S	S	Р.1	٩	٩	٩						•			٩	S	•		Ч			р. 14
		NG	S	S	P.1	٩	٩	٩						•			٩	S	•		٩			P.14
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		UC1	S	S	P.1	٩.	٩	٩						•			٩	S	•		Ч			P.14
		VC1	S	S	P.1	۵.	٩	٩					S. <sup>13</sup>	-			٩	s			٩			P.14
		CA1	S	S	P.1	۵.	٩	Ъ					-	-			Ь	S	-		Ь			P. <sup>14</sup>
		C2	S	S	P.1	٩	٩	р.б	Ч	۵.							Ч	S	Ь		Ч		1	p.14
		C1	S	S			٩	9. d			•	•	•	-	•		Ч	S	-		Ч	•	•	
	Uses		Accessory Buildings or Structures	Agriculture, Urban	Alcohol Production Facilities	Animal Clinics, Major	Animal Clinics, Minor	Apartment Housing	Auctioneering Establishments	Automotive & Equipment	Automotive & Equipment, Industrial	Boat Launches	Boat Storage	Bulk Fuel Depot	<b>Cannabis Production Facilities</b>	Cemeteries	Child Care Centre, Major	Child Care Centre, Minor	Commercial Storage	Concrete and Asphalt Plants	Cultural and Recreation Services	Detention and Correction Services	Docks	Drive Throughs
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Section 14 – Core Area and Other Zones

Health Density Core Area and Other Zones P Regs Uses Density Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bitcycle Table / Specific Uses / CD Zones Multi-Dwelling Zones Regs Uses Regs Single & Two Dwelling Zones Sub Uses Regs Agriculture & Rural Zones A1 Regs Uses

For more information, visit **kelowna.ca** 

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City of **Kelowna** 

Zoning Bylaw No. 12375

						Section :	tion 14.9	14.9 – Principal and Secondary Land Uses	al and S	econdary	/ Land U	ses										
Uses									('P' Principal Use,		Zones 'S' Secondary Use,		'-' Not Permitted)	nitted)								
	C1	C2	CA1	VC1	UC1	UC2	NG	UC4	UC5		12		14	P1	P2	P3	P4	P5	HD1	HD2	M1	W2
 Education Services		Ь	Ь	d	Ь	Ь	Р	Ь	Ь	-	-		-	•	Ь	•	-	-	S	•	•	ı
Emergency and Protective Services	Ь	Ь	٩	d	Ч	۵.	٩	٩	٩.	٩	٩.			٩.	٩.	•	•	S	S	٩.	•	ı
Exhibition and Convention Facilities		I		•	٩	٩	٩	٩	4					٩							1	ı
 Fleet Services	1	٩.		•	ı						٩										1	ı
Food Primary Establishment	ъ S	۵.	٩	٩	۵.	٩	۵.	۵.	۵.	Р. S	ъ S			۵.		۵.		S	S .7	S .5	1	S :5
Gaming Facilities		I			8. 8	8. 8.									,	1						ı
Gas Bar	p .12	P.12		р.12	p.12	P.12	p.12	ci. q	p.12		p.12										1	ı
General Industrial Use		1		•	ı			•		٩	٩	٩		1	•	•	•					1
Greenhouses and Plant Nurseries	٩	٩		•	I									ı							1	ı
Group Home		I			ı										,	1				۹.		ı
Health Services	۵.	4	٩	٩	۵.	٩	۵	۹.	4					٩	۵.			S. <sup>3</sup>		۹.	1	1
Home-Based Business, Major		1	S .10	S . <sup>10</sup>	5 .10	S .10	S .10	S .10	S .10					1						S .10		
Home-Based Business, Minor		-	S	S	S	S	S	S	S					1	1	•	•			S	•	1
Hospitals		1		•	ı			•						1	•	•	•		٩.			1
Hotels / Motels		Ь	٩	Ч	Ч	٩	۵	٩	۵.					1								
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Marinas		1		•	ı			•						1	•	•	•					۵.
Moorage, Permanent	1	I		-	I									ı							1	٩
Moorage, Temporary				-				•							ı	•	•				S	S
Natural Resource Extraction		-	-	-	•	•		•	-	-	•		Ч	•		•	-	-	-	-	•	ı
Non-Accessory Parking		Ь	٩	Ч	Ч	٩	٦	٩	٩		٩			٩				S				
Offices	9 · d	9 ·d	Р	S	Ь	٩	٩	٩	٩.				s	1	1	•	•				•	ı
Outdoor Storage		1	•	-	ı			•			٩	٩	S	•			S					
Parks			S	S	S	S	S	S	S					S	S	Р	•	Р	S	•	•	ı
Section 14 – Core Area and Other Zones	Si							:														

Uses A1 Regs

Agriculture & Rural Zones

For more information, visit **kelowna.ca** 

City of **Kelowna** 

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Health

Regs

Uses

Density

Multi-Dwelling Zones Regs

Uses

Regs

Single & Two Dwelling Zones Sub

Uses

Regs

Definitions // General Rules // Site Layout // Parking // Min Parking Table // Min Bicycle Table // Specific Uses // CD Zones

Core Area and Other Zones

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Zoning Bylaw No. 12375

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		UC1	٩		۵.	۹.	ı	·	·	٩	₽.	·	٩	е. <b>д</b>	ı	S	·	٩	h. q	h.q	₽.	•	•	•	
		VC1	٩	٩	٩.	۹.	•	•	•	۹.	۵.	•	4	е. Ч	•	S	•	•	۹.	۹.	۵.	•	•	•	
		CA1	٩		٩.	٩.	•	•	•	٩	₽.	•	Ч	е. q	•	S	•	•	₽.	₽.	٩	•	•	•	
		2	₽.	•	٩.	_	•	•	•	_	_	S	4	6. q	•	S	•	•	•	•	۵.	•	4	•	
		1	۵.	1	۵.	4	•			۹.	۵.	S	٩	e e	1	S				•					
	Uses		Participant Recreation Services, Indoor	Participant Recreation Services, Outdoor		Professional Services	Recreational Water Activities	Recycling Depots	Recycling Plants	Recycling Drop-Offs	Religious Assemblies	Residential Security / Operator Unit	Retail	Retail Cannabis Sales	Secondary Suite	Short-Term Rental Accommodations	Single Detached Housing	Spectator Sports Establishments	Stacked Townhouses	Townhouses	Temporary Shelter Services	Utility Services, Infrastructure	Warehousing	Wrecking Yards	
			47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	

Section 14 – Core Area and Other Zones

Core Area and Other Zones Regs Uses Density Definitions / General Rules / Site Layour / Parking 1 Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones Single 8, Two Dwelling Zones Multi-Dwelling Zones Regs Uses Regs Single & Two Dwelling Zones Sub Uses Regs Agriculture & Rural Zones A1 Regs Uses

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