



STEFANI LEA
COMMERCIAL REAL ESTATE



FOR LEASE

**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

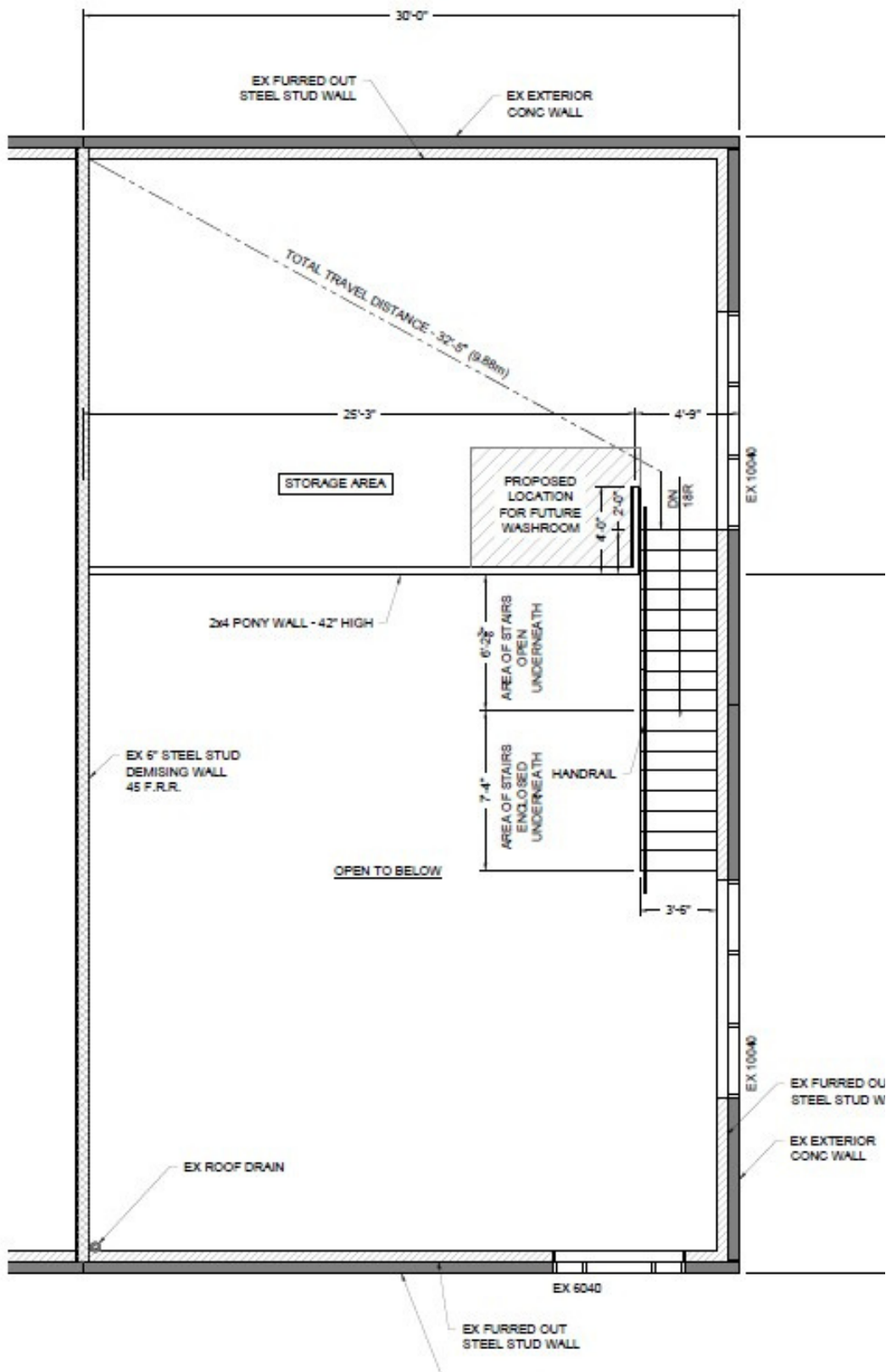


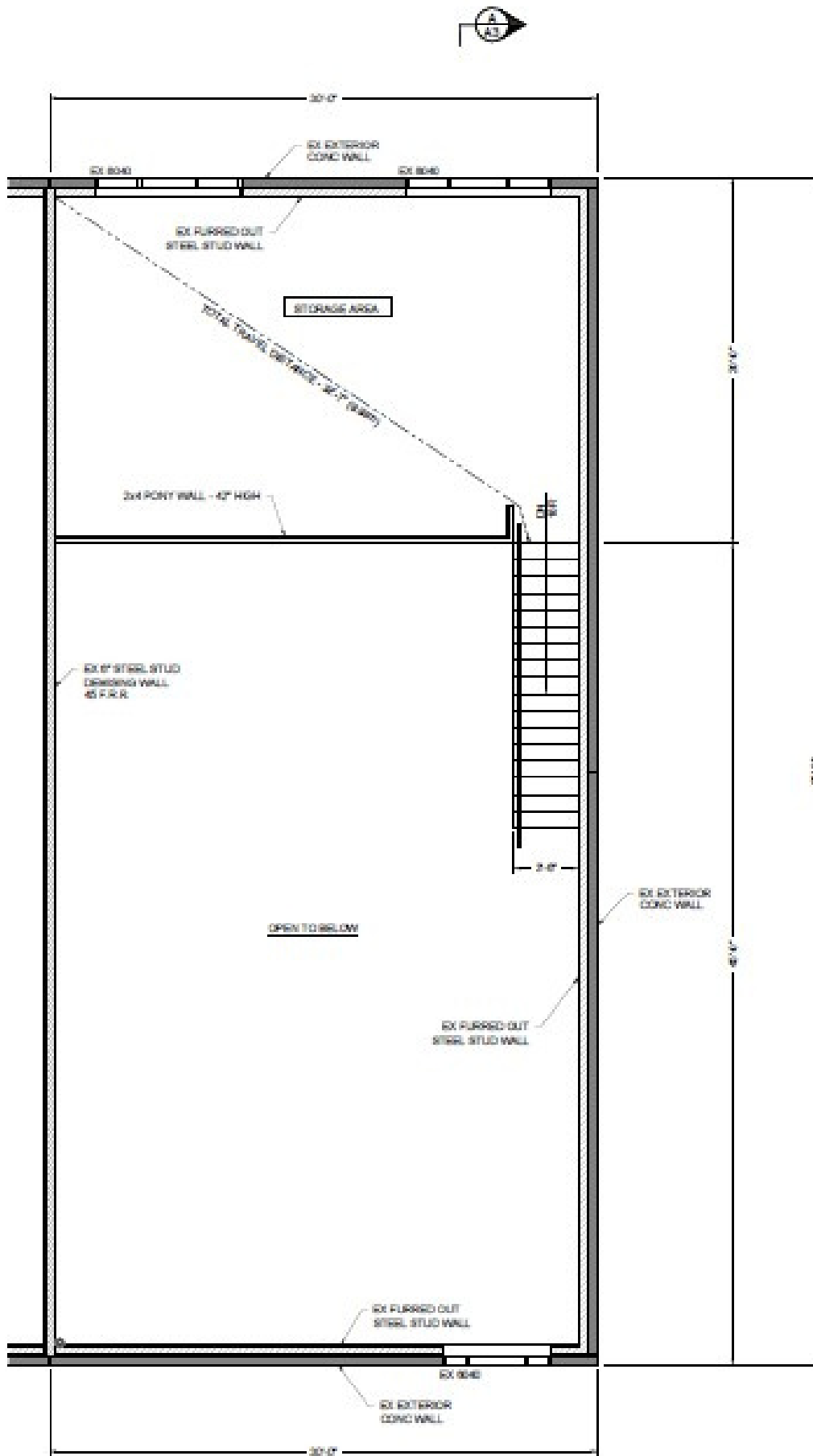
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MEZZANINE FLOOR
500 sq. ft.

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

Uses	Section 14.9 – Principal and Secondary Land Uses																						
	Zones																						
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	B3	I4	P1	P2	P3	P4	P5	HD1	HD2	W1	W2	
1	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
2	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
3	-	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	-	-	-	-	-	-	-	-	-	n/a
4	-	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-
5	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-
6	P ^{.6}	P ^{.6}	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	P	-	-	-
7	-	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-
8	-	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-
10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
11	-	-	-	S ^{.15}	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-
12	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-
14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-
15	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	S	-	S	S	P	-	-	-
16	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-
17	-	P	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-
18	-	-	-	-	-	-	-	-	-	-	-	P	S	-	-	-	-	-	-	-	-	-	-
19	P	P	P	P	P	P	P	P	P	P	P	-	-	P	P	S	-	S	-	-	-	-	-
20	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-
21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P ²	P
22	-	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	-	-	-	-	-	-	-	-	-	-

Section 14 – Core Area and Other Zones

Uses	Agriculture & Rural Zones		Single & Two Dwelling Zones		Multi-Dwelling Zones		Core Area and Other Zones	
	Uses	Regs	Uses	Sub	Uses	Regs	Uses	Density

Uses	Section 14.9 – Principal and Secondary Land Uses																					
	Zones																					
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	B	I4	P1	P2	P3	P4	P5	HD1	HD2	W1	W2
23	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S	P	P	P
24	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S	S	P	P	P
25	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	-	-	-	-	-
26	-	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
27	P ^{.5}	P	P	P	P	P	P	P	P	P ^{.5}	P ^{.5}	-	-	P	-	P	-	S	S ^{.7}	S ^{.5}	-	S ^{.5}
28	-	-	-	-	P ^{.8}	P ^{.8}	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29	P ^{.12}	P ^{.12}	-	P ^{.12}	P ^{.12}	P ^{.12}	P ^{.12}	P ^{.12}	P ^{.12}	-	P ^{.12}	-	-	-	-	-	-	-	-	-	-	-
30	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-
31	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-
33	P	P	P	P	P	P	P	P	P	-	-	-	-	P	P	-	S ^{.3}	-	P	P	-	-
34	-	S ^{.10}	S ^{.10}	S ^{.10}	S ^{.10}	S ^{.10}	S ^{.10}	S ^{.10}	S ^{.10}	-	-	-	-	-	-	-	-	-	-	S ^{.10}	-	-
35	-	-	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	S	-	-
36	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
37	-	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-
38	P ^{.4,5}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.5}	P ^{.5}	-	-	S ^{.4}	-	S ^{.4}	-	S ^{.4}	-	-	-	S ^{.4,5}
39	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
41	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S
42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
43	-	P	P	P	P	P	P	P	P	-	P	-	-	P	-	-	-	S	-	-	-	-
44	-	P ^{.6}	P	S	P	P	P	P	P	-	-	-	S	-	-	-	-	-	-	-	-	-
45	-	-	-	-	-	-	-	-	-	-	P	P	S	-	-	-	-	-	-	-	-	-
46	-	-	S	S	S	S	S	S	S	-	-	-	-	S	S	P	-	P	-	S	-	-

Uses	Section 14 – Core Area and Other Zones														
	Definitions / General Rules / Site Layout / Parking / Min Bicycle Table / Min Bicycle Table / Specific Uses / CD Zones														
	Agriculture & Rural Zones				Single & Two Dwelling Zones				Multi-Dwelling Zones				Core Area and Other Zones		
Uses	Regs	Uses	Regs	Sub	Regs	Uses	Regs	Density	Uses	Regs	Density	Health	Density		

Uses	Section 14.9 – Principal and Secondary Land Uses																					
	Zones																					
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	B	I4	P1	P2	P3	P4	P5	HD1	HD2	W1	W2
Participant Recreation Services, Indoor	P	P	P	P	P	P	P	P	P	P	P	-	-	P	S	S	-	S	-	-	-	-
Participant Recreation Services, Outdoor	-	-	-	P	-	-	-	-	-	-	-	-	-	-	S	P	S	S	-	-	-	-
Personal Service Establishment	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-
Professional Services	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-
Recreational Water Activities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Recycling Depots	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-
Recycling Plants	-	-	-	-	-	-	-	-	-	-	-	P	S	-	-	-	-	-	-	-	-	-
Recycling Drop-Offs	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-	-
Religious Assemblies	P	P	P	P	P	P	P	P	P	-	-	-	-	P	P	-	-	-	-	-	-	-
Residential Security / Operator Unit	S	S	-	-	-	-	-	-	-	S	S	S	S	-	S	S	-	S	-	-	-	-
Retail	P	P	P	P	P	P	P	P	P	-	-	-	-	S	-	S	-	S ³	S	S ⁵	-	S ⁵
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	-	-	-	-	-	-	-	-	-	-	-
Secondary Suite	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-
Short-Term Rental Accommodations	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	S	-	-
Single Detached Housing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Spectator Sports Establishments	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	S	-	-	-	-
Stacked Townhouses	-	-	P	P	P ^{.11}	P ^{.11}	P ^{.11}	P ^{.11}	P ^{.11}	P ^{.11}	P ^{.11}	-	-	-	-	-	-	-	-	P	-	-
Townhouses	-	-	P	P	P ^{.11}	P ^{.11}	P ^{.11}	P ^{.11}	P ^{.11}	-	-	-	-	-	-	-	-	-	-	P	-	-
Temporary Shelter Services	-	P	P	P	P	P	P	P	P	-	P	P	P	P	P	-	-	S	-	-	-	-
Utility Services, Infrastructure	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P	-	-	-	-	-
Warehousing	-	P	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-
Wrecking Yards	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-

Section 14 – Core Area and Other Zones

Uses	Section 14 – Core Area and Other Zones											
	Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones											
	Single & Two Dwelling Zones				Multi-Dwelling Zones				Core Area and Other Zones			
Uses	Regs	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density	
Agriculture & Rural Zones												
A1 Regs												