STEFANI LEA
COMMERCIAL REAL ESTATE

FOR SALE

110 - 302 Hiram Walker Court Kelowna, BC

$615,000

Plus GST
MLS # 10243783

1,560sf Concrete Industrial Strata Unit with high end improvements including epoxy floors, painting of walls and ceiling and security system and more. Concrete tilt up building just completed this fall. I-2 zoning allows for many uses. Mezzanine potential. Three parking stalls, 12x14 Overhead Door. Strata fees $295.61 plus GST

ROYAL LEPAGE KELOWNA

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FEATURES

OFFERING:
Brand new Industrial Strata Unit with upgades including : Epoxy Floors, paining of walls and ceiling, security system, ceiling fan, built in desk area

AREA:
1,560sf Main Floor
Mezzanine potential

ZONING:
I2 - General Industrial (City of Kelowna)

AVAILABLE:
March 2022

OTHER:
Strata Fees: $295.61 plus GST
Property Taxes: to be assessed

CONTACT

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15.2 I2 – General Industrial
I2RCS – General Industrial (Retail Cannabis Sales)

15.2.1 Purpose

The purpose is to provide for **general industrial uses**.

15.2.2 Principal Uses

The **principal uses** in this **zone** are:

(a) **analytical testing**
(b) **animal clinics, major**
(c) **auctioneering establishments**
(d) **automotive and equipment repair shops**
(e) **automotive and minor recreation vehicle sales/rentals**
(f) **breweries and distilleries, major**
(g) **breweries and distilleries, minor**
(h) **bulk fuel depots**
(i) **cannabis production facilities**
(j) **commercial storage**
(k) **contractor services, general**
(l) **contractor services, limited**
(m) **convenience vehicle rentals**
(n) **custom indoor manufacturing**
(o) **emergency and protective services**
(p) **equipment rentals**
(q) **fleet services**
(r) **food primary establishment**
(s) **gas bars**
(t) **general industrial uses**
(u) **household repair services**
(v) **liquor primary establishment, minor**
(w) **outdoor storage**
(x) **participant recreation services, indoor**
(y) **private clubs**
(z) **rapid drive-through vehicle services**
(aa) **recycling depots**
(bb) **recycled materials drop-off centres**
(cc) **service stations, minor**
(dd) **service stations, major**
(ee) **temporary shelter services**
(ff) **truck and mobile home sales/rentals**
(gg) **utility services, minor impact**
(hh) **vehicle and equipment services, industrial**
(ii) **warehouse sales**

15.2.3 Secondary Uses

The **secondary uses** in this **zone** are:

(a) **agriculture, urban**
(b) **child care centre, major**
(c) **residential security/operator unit**
(d) **retail cannabis sales establishment (I2RCS only)**

15.2.4 Subdivision Regulations

(a) The minimum **lot width** is 40.0 m.
(b) The minimum **lot depth** is 35.0 m.
(c) The minimum **lot area** is 1.0 Ha unless a connection to the community sanitary sewer system, in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw, has been installed. If a connection to a community sanitary sewer system in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw has been installed, the minimum **lot area** is 4000 m^2.

15.2.5 Development Regulations

(a) The maximum **floor area ratio** is 1.5.
(b) The maximum **site coverage** is 60%.
(c) The maximum **height** is 14.0 m.
(d) The minimum **front yard** is 7.5 m.
(e) The minimum **side yard** is 4.5 m, except it is not required **abutting** a **lot** in the C or I **zones**, and it is 6.0 m on a **flanking street**.
(f) The minimum **rear yard** is 0.0 m where **adjacent** to commercial or industrial zones, except that it is 6.0m **abutting** other zones.

15.2.6 Other Regulations

(a) No **use** shall produce dust, or other emissions that exceed standards set by provincial legislation, without written authorization from the appropriate provincial agency.

(b) No **use** shall produce odour, glare, or noise that creates a **nuisance**.

(c) There shall be no **outdoor storage** of toxic, noxious, explosive, odorous, or radio-active materials.

(d) Only one **residential security/operator unit** is permitted on a **site**.

(e) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6 (accessory **development**, **yards**, projections into **yards**, accessory **development**, lighting, stream protection, etc.), the **landscaping** and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific **use** regulations of Section 9.

(f) Drive-in food services are not a permitted form of development in this zone.