



**STEFANI LEA**  
COMMERCIAL REAL ESTATE



**FOR SALE**

**108 - 210 Lougheed  
Road  
Kelowna, BC**

**\$1,100,000**

Plus GST

MLS # 10264278

2,400sf Ground Floor Concrete  
Industrial Strata Unit centrally located  
near Adams Road.

Open warehouse ground floor unit with  
potential to build out mezzanine. Three  
Phase 200 Amp Power, 12x14 overhead  
door and washroom.

Unit will be vacant on closing.  
I-1 zoning allows for many uses.



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## FEATURES

### OFFERING:

Ground Floor Industrial strata in central location.

### AREA:

2,400sf Main Floor Warehouse

### DIMENSIONS:

30' Wide by 80' Long

### ZONING:

II - Business Industrial (City of Kelowna)

### OTHER:

Strata Fees: \$383.58 plus GST

Parking: Four stalls

Property Taxes: (2022) \$8,152.25

Power: Three Phase 200 Amp

## CONTACT



### Stefani Lea BBA

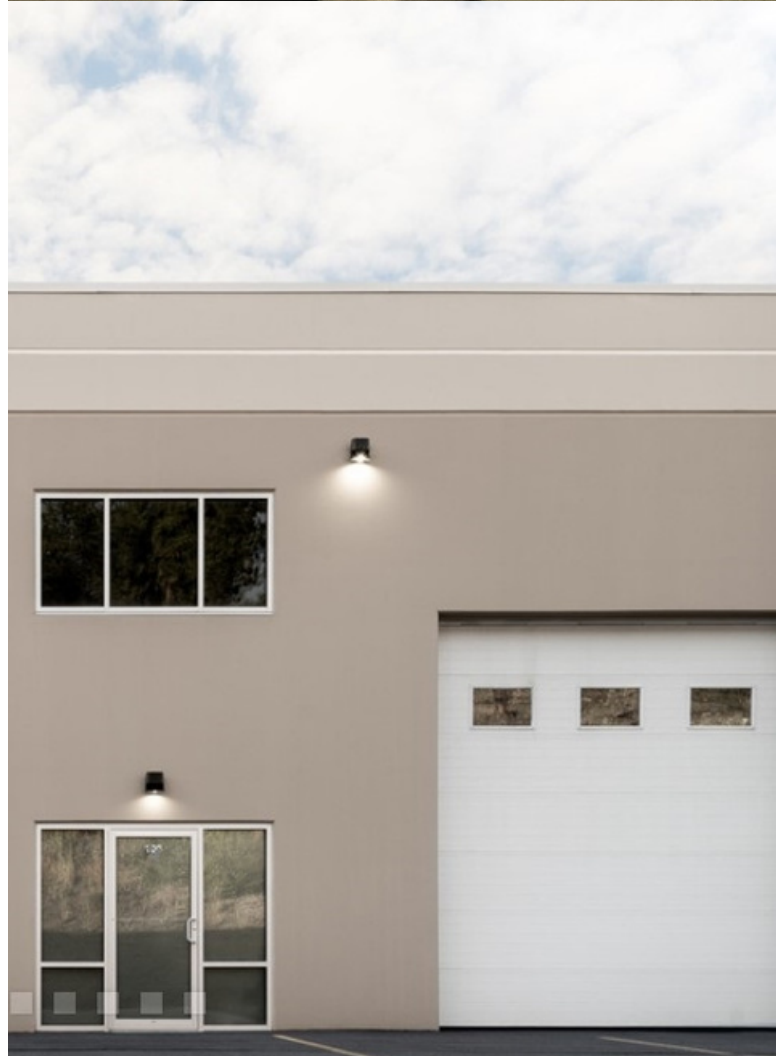
Commercial Real Estate Agent

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250 870 0730

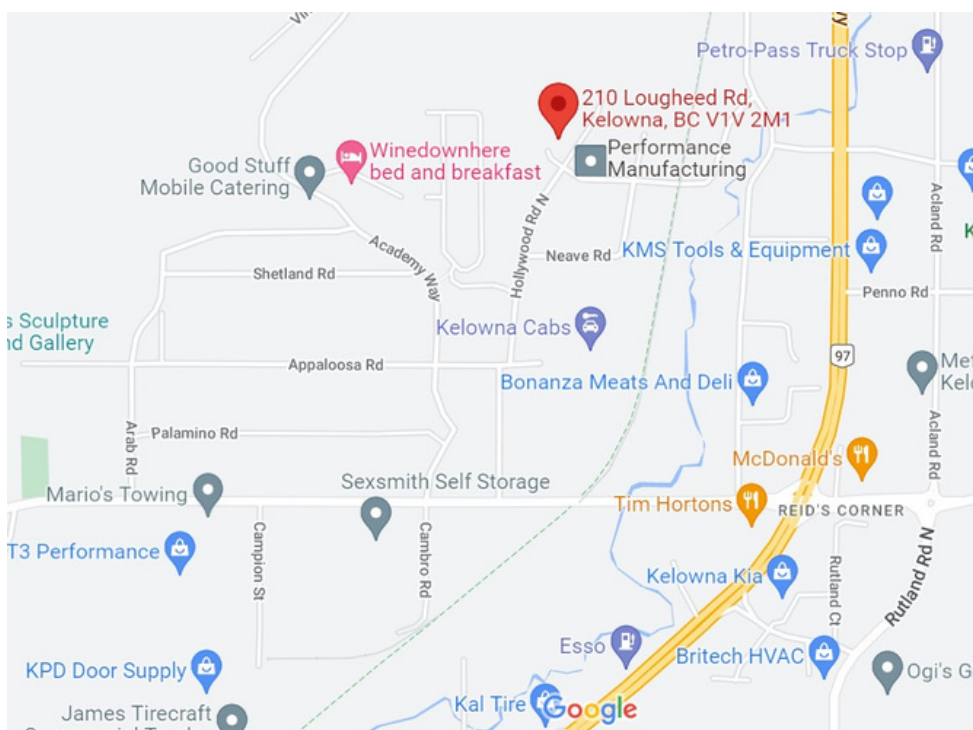
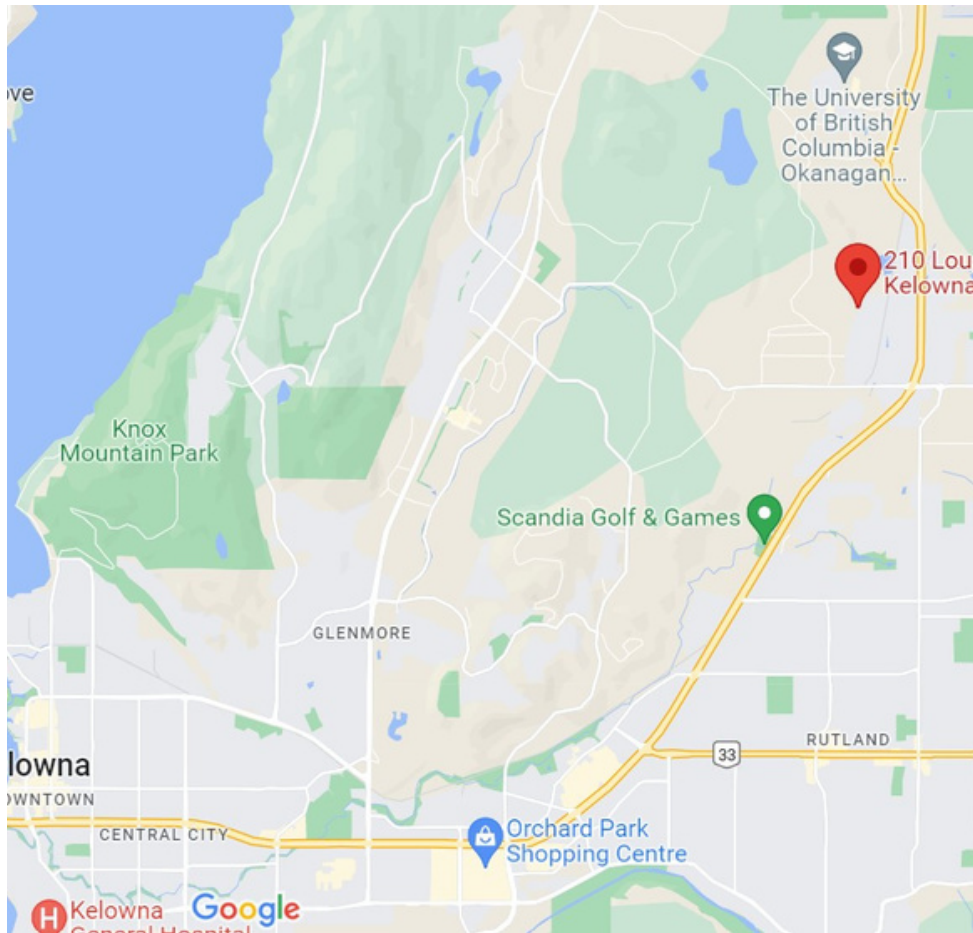
[stefanilea.ca](http://stefanilea.ca)

Royal LePage Kelowna  
1-1890 Cooper Road  
Kelowna BC, V1Y 8B7





# Location



## Section 15 – Industrial Zones

### 15.1 I1 – Business Industrial I1rcs – Business Industrial (Retail Cannabis Sales)

#### 15.1.1 Purpose

The purpose is to provide a **zone** for the **development** of planned industrial **business** parks containing clean industrial and office **uses** with limited **outdoor storage** and to provide for industrial **business sites** for transition from heavier industrial **uses** to other **uses**.

#### 15.1.2 Principal Uses

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

- (a) analytical testing
- (b) animal clinics, major
- (c) broadcasting studios
- (d) business support services
- (e) cannabis production facilities
- (f) child care centre, major
- (g) commercial storage
- (h) contractor services, limited
- (i) custom indoor manufacturing
- (j) emergency and protective services
- (k) food primary establishment
- (l) general industrial uses
- (m) liquor primary establishment, minor
- (n) offices
- (o) participant recreation services, indoor
- (p) private clubs
- (q) thrift stores
- (r) utility services, minor impact

#### 15.1.3 Secondary Uses

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

- (a) agriculture, urban
- (b) residential security/operator unit
- (c) retail cannabis sales establishment (I1rcs only)

#### 15.1.4 Subdivision Regulations

- (a) The minimum **lot width** is 40.0 m, except it is 20.0 m within the Downtown and Highway 97 **urban centres**.
- (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 is available the minimum **lot area** is 4000 m<sup>2</sup> except it is 2000 m<sup>2</sup> within the Downtown and Highway 97 urban centres.

#### 15.1.5 Development Regulations

- (a) The maximum **floor area ratio** is 1.2.
- (b) The maximum **height** is the lesser of 16.0 m or 3 **storeys**.
- (c) The minimum **front yard** is 6.0 m.
- (d) The minimum **side yard** is 0.0 m where **adjacent** to commercial or **industrial zones**, except that it is 6.0 m **abutting** other **zones**. The minimum **side yard** is 4.5 m from a **flanking street**.
- (e) The minimum **rear yard** is 0.0 m where **adjacent** to commercial or **industrial zones**, except that it is 6.0 m **abutting** other **zones**.

#### 15.1.6 Other Regulations

- (a) There is to be no outside storage of material or equipment, except that commercial **vehicles** and equipment, not in a state of disrepair, is allowed provided that the area **used** for storage does not exceed the **building** area **used** by the **business** to carry on its operations and shall be screened from view from any **street** or **lane** and from **adjacent** properties.
- (b) Parking or loading are not permitted in the required **front yard**.
- (c) No **general industrial uses** are permitted which carry out their operations such that there would be a **nuisance** factor from noise, odour, earthborne vibrations, heat, high brightness light sources, or dust created or apparent outside an enclosed **building**. Autobody repair and paint shops are not permitted in this **zone**.
- (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.