



STEFANI LEA
COMMERCIAL REAL ESTATE



FOR LEASE

**364B Totom Ave
Kelowna, BC**

\$16.00psf

Plus additional rent

Approx: \$16,416.67 per month plus GST and
Utilities

MLS# 10274038

Concrete Block Industrial Warehouse
with Mezzanine centrally located in
Kelowna. This property offers 9,050sf
of main floor space, plus 800sf of
mezzanine (totaling 9,850sf)
I-2 zoning allows multiple uses. Dock
and Grade Loading plus Yard Space.



This document/email has been prepared by Royal LePage Kelowna for advertising and general information only. Royal LePage Kelowna makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Royal LePage Kelowna excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability communication is not intended to cause or induce breach of an existing listing agreement.



FEATURES

OFFERING:

Concrete Block Industrial Warehouse with mezzanine, washroom and offices areas

AREA:

9,050sf Main Floor
800sf Mezzanine

ZONING:

I2 - General Industrial (City of Kelowna)

AVAILABLE:

Available for Occupancy July 1st, 2023

ADDITIONAL RENT:

Estimated at \$4psf



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, V1Y 8B7

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)